



OPEN SESSION MINUTES
BOARD OF DIRECTORS' MEETING
Meadowlark Hall Community Center
12975 Rolling Ridge Drive
Tuesday, October 28, 2025 ~ 6:00 pm

BOARD MEMBERS	<p><input checked="" type="checkbox"/> Jay Cohen, President <input checked="" type="checkbox"/> Dennis Verhagen, Vice President <input checked="" type="checkbox"/> David Stolfus, Secretary <input checked="" type="checkbox"/> Paul Stanton, Treasurer <input checked="" type="checkbox"/> Vicki Fitch, Director <input checked="" type="checkbox"/> Steve Troup, Director <input checked="" type="checkbox"/> CJ Eversole, Director</p> <p>Alfred Logan, General Manager Jeaneen Beam, Director of Admin & HR Nick Gonzalez, Director of Operations Cody Partridge, Interim Director of Public Safety Clint Summers, Director of Code Enforcement & Architectural Cherina Cohen, Community Engagement Specialist Mary Stapp, Interim Director of Finance</p>
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1. CALL TO ORDER by President Cohen at 6:00 PM.
2. PLEDGE OF ALLEGIANCE was led by Nick Gonzalez.
3. ROLL CALL was taken and recorded. All Director were presented.
4. TREASURERS REPORT

A. Treasurer's Report Review

1. September 30, 2025

Motion by Stanton second by Verhagen to table. Motion passed.

5. EXECUTIVE SESSION SUMMARY – David Stolfus

Insurance presentation, review of minutes from 9/22/25 and 10/02/25, both were approved. Member Discipline that included personal and written appeals. Committee application, Code Enforcement Citations and Public Safety Citations. Legal updates including the Forensic Audit, Payment plan request, recovery of funds, settlement proposal, review of an account in collections. Non-harassment training and mediation board training to be scheduled. Contracts included 8 BAIs, BVCC liquor license and policy updates. Personnel was discussed. GM MBO's, employee benefits and medical were also discussed.

6. SECRETARY'S REPORT – Approval of Meeting Minutes – Motion

A. Minutes Open Session Special Meeting September 2, 2025

Motion by Cohen second by Fitch to table the minutes for clarification with legal regarding names of property owners that speak at the meeting listed on the minutes. Motion passed.

B. Minutes Open Session Semi Annual Meeting Budget Presentation September 20, 2025

Motion by Stolfus second by Verhagen to approve the Minutes of the Semi Annual Budget meeting September 20, 2025. Motion passed.

C. Minutes Open Session Semi Annual Meeting Budget Presentation Continued September 24, 2025

Motion by Eversole second by second by Verhagen to approve the minutes of the Semi-Annual Budget meeting September 24, 2025. Motion passed.

D. Minutes Open Session Meeting September 23, 2025

Motion by Cohen second by Verhagen to table the minutes for clarification with legal regarding names of property owners that speak at the meeting listed on the minutes. Motion passed.

7. GOVERNMENT AGENCY REPORTS

- Representative San Bernardino County Fire
- Representative San Bernardino County Sheriff
- Representative Bill Walters SVL MAC-Municipal Advisory Council San Bernardino County
Bill Walters reported

8. COMMITTEE REPORTS

- Architectural Committee – JoAnne Romero
- Citation Committee – Mike Weis
- Communications Committee – Cheri Boyd
- Community Event Team – Kathleen Hardy
- EQ Estates Committee – Marcia Rhodes
- Finance/Budget Committee – Terry Fitch
- Lake Committee – Ruth Brock
- Code Enforcement Task Force – Presentation and CAIR Item #25
- 5 Year Community Plan Task Force – Alfred Logan task force met with architect on the park.

9. PROPERTYOWNERS OPEN FORUM

If you would like to speak during the Open Forum, please fill out a card and hand it to the recording secretary no later than 6:05 PM. Each owner may address the board for up to 3 minutes. A director or manager may briefly respond to comments. Speakers must observe rules of decorum and not engage in obscene gestures, shouting, profanity, or other disruptive behavior. If a speaker is in the middle of a sentence when time is called, they may finish their thought before sitting down. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allot their time to others. State your name and address.

Open Forum was held with several members that spoke.

10. CONSENT CALENDAR

Citations – Code Enforcement and/or Public Safety Contested and Uncontested Violations presented to the Board for Approval to issue Citation-Fine notices.

No action was taken. Tabled to the November meeting.

DISCUSSION AND ACTION ITEMS

If you would like to speak on an agenda item, please fill out a card and hand it to the recording secretary no later than 6:05 PM. You will have an opportunity to make comments or ask questions regarding discussion and action items that are on the agenda prior to the board president calling for a vote. The president of the board will call on you. There is a limit of 2 minutes per speaker. Please state your name and address. State your name and address.

11. Policy Updates – Action

Mary Stapp gave updates on some verbiage.

- A. Purchasing Procedures
- B. Reserve Investment Policy
- C. SVLA Credit Card Policy
- D. Records Retention Policy

Motion by Fitch Second by Stanton to accept policies A-D. Bring them back next month for review and any updates. Motion passed.

12. Forensic Audit Updates

13. Resolution to Record Subsequent Assessment Lien – Action

- A. Acct 490723 APN# 0444-372-05-0000

14. Resolution to Record Subsequent Assessment Lien – Action

- A. Acct 485331 APN# 0482-092-11-0000

Motion by Fitch Second by Stanton to table items 13 & 14. Motion passed.

15. Fee Schedule

16. Fine Schedule

Motion by Fitch second by Stanton to table. Motion passed.

17. BAI 25-10-01 IT Cameras and Radios

Motion by Verhagen second by Fitch to approve the BAI 25-10-01 3-year contract with a contingency of legal review of the contract. Motin passed.

18. BAI 25-10-02 EQ Portable Restrooms Long Acres & Playfair Park

Motion by Eversole second by Troup approve the BAI 25-10-02 as staff recommendation. Motion passed.

19. BAI 25-10-03 Weed Abatement Annual Contract

Motion by Fitch second by Eversole to approve as staff recommended. Motion passed.

20. BIA 25-10-04 Pest Control Annual Contract

21. BAI 25-10-05 Rodent Control

Motion by Eversole second by Cohen to approve BAI 25-10-04 and BAI 25-10-05 as staff recommended. Motion passed.

22. BAI 25-10-06 Firework Show 2026 –

Motion by Fitch second by Eversole to approve BAI 25-10-06 as staff recommendations with Garden State. Motion passed.

23. Board Action Item BAI 25-09-02 Reserve – Vehicle & Equipment Components

Motion by Eversole second by Stolfus to approve purchase of 4 vehicles with funds from the Reserve Study. Motion passed.

24. Board Action Item BAI 25-09-01 Replacement of Transmission Unit 4

Motion by Verhagen second by Troup to not do any repair on this vehicle. Motion passed.

25. CAIR Code Enforcement Task Force

Six items listed on the CAIR.

1. Increase Administration Fee from \$65 to \$120. Motion by Cohen second by Stolfus to send to attorney for review. Motion passed.
2. Modify & Enforce Rules & Regulations 1.6 Temporary Suspension of Amenities. Motion by Cohen second by Eversole to enforce the By-Laws. Motion passed.
3. Modify existing Fee Schedule to conform with AB 130 – This item is Complete.
4. Procure new Code Enforcement Software – This item is in the works currently.
5. Increase average number of hours in the field per day from 3 to 5 hours to be consistent with other high desert Code Enforcement Departments – and
6. Establish a goal of 14 Code Enforcement Inspections per day - Department Director to hold staff accountable.

26. CAIR Lake Committee Coving Repair

Motion by Fitch second by Troup to deny the CAIR for the Coving Repair. Motion passed to deny.

27. CAIR Lake Committee Lake Attenuators

Motion by Cohen second by Fitch to approve the CAIR for the Attenuators not to exceed \$25,000.00. Motion passed.

28. CAIR Architecture Committee Rule Change for Roof Shingles
28 Day comment period has ended; comments are in the dropbox.

Motion by Verhagen second by Fitch to approve the rule change for shingle roofs. Motion passed.

29. CAIR Event Team Volunteers for Events – Request to allow staff to Approve Members to Volunteer at Events

Motion by Fitch second by Verhagen to deny the CAIR to not have the committee. Motion passed.

Motion by Eversole second by Fitch to allow staff to approve applications for volunteers for events. Motion passed.

30. Committee Application – 1 Finance Committee Application

Application was tabled in executive session.

31. November and December Board Meeting Dates

Recommended to have a Resolution to schedule the November and December Board Meetings for the third week or week prior to the holidays each year. This resolution will be in perpetuity. This was approved October 2024.

The Resolution and dates were reaffirmed.

32. ABC Liquor License/Bear Valley Country Club – Action was taken in Executive Session.

33. ADA Update for the Association Office

The board would like the plans presented to them for review.

34. Flying of MIA/POW Flags on Association Property

Motion by Fitch second by Troup to allow MIA/POW flags to be flown on association property. Motion passed.

35. Floating Islands

Stanton and Troup will work with the Lake Committee on the floating islands. Gonzalez said they islands will be moved and trimmed.

36. Little League
No discussion.

37. The Breeze Newspaper
No discussion.

38. ADA Hearing Issues Request for Accommodations

The association purchased 2 items to help with the request for accommodation.

39. BOARD CORRESPONDENCE

No correspondence.

40. BOARD OF DIRECTOR'S COMMENTS

Each Board member will be called on for comments.

41. ADJOURNMENT

The meeting adjourned at 9:45 PM.