



OPEN SESSION MINUTES
BOARD OF DIRECTORS' MEETING
Meadowlark Hall Community Center
12975 Rolling Ridge Drive
Tuesday, May 20, 2025 ~ 6:00 pm

BOARD MEMBERS	<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"/> Vicki Fitch, Treasurer <input checked="" type="checkbox"/> Paul Stanton, Director <input checked="" type="checkbox"/> Steve Troup, Director <input checked="" type="checkbox"/> CJ Eversole, Director Alfred Logan, General Manager Jeaneen Beam, Director of Admin & HR Lisa Falcetti, Director of Public Safety Clint Summers, Director of Code Enforcement & Architectural Kayla Thomas, Community Engagement Specialist
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1. Call to Order by President Cohen at 6:00 PM
2. Pledge of Allegiance led by Larry Hoover
3. Roll Call was taken and recorded.
4. Executive Session Summary was given by Stolfus.
Reviewed the Minutes for the following meetings and took action: Executive Session 4/21/25 - Approved as amended, Executive Session 3/24/25 - Tabled pending clerical correction, Special Executive Session 2/10/25 - Approved as amended.
Member Discipline: Personal Appeals, Written Appeals, Code Enforcement Citations
Legal updates: Properties Updates, Pending Legal Matters, Payment Proposals.
Contracts: Firework Show Security, Marina Gas Pump, Audit Contract including legal representation, Banking/Accounting
Personnel: Reviewed committee applications, General Manager MBOs, 5 year strategic plan, Accounting.

SECRETARY'S REPORT – Approval of Meeting Minutes

Motion by Stolfus and seconded by Verhagen to approve the following three sets of minutes: Minutes Open Session Meeting of April 22, 2025, Minutes Annual Property Owners Meeting for Elections April 26, 2025, and May 3, 2025, and Minutes BOD Organization Election of Officers May 3, 2025. Motion passed.

5. GOVERNMENT AGENCY REPORTS

- Representative San Bernardino County Fire – No representative present.
- Representative San Bernardino County Sheriff – No representative present.
- Representative SVL MAC-Municipal Advisory Council San Bernardino County – Bill Walters reported the next MAC meeting is May 21, 2025. The archway will be a topic of discussion.

6. COMMITTEE REPORTS

- Architectural Committee – No representative present.
- Citation Committee – Bill Walters spoke about the issues with weeds. Please take care of them and be kind to your neighbors. Maybe help them out.
- Communications Committee – Cherina Cohen reported that the Breeze will now include letters to the editor. She also said that it has been a pleasure to chair the committee, her last meeting was in May.
- Community Event Team – Vicki Fitch reported on some great events coming this summer. There will be events for all. Kayla and Felisha have a lot of great things planned.
- EQ Estates Committee - David Stolfus reported the EQ meeting is at the same time as the board meeting.
- Finance/Budget Committee – Terry Fitch reported that the committee has submitted 3 CAIRS with requests.
- Lake Committee – No representative present.

7. PROPERTYOWNERS OPEN FORUM

Please state your name and address. 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.

Comments included a concern about an accident and why does PSD not follow the person that caused the hit and run.

Concerns regarding the audit and fiduciary duties of the Board and thankful for the audit.

A better PA system is needed.

Trees in Playfair Park in the EQ Estates seem to be dying.

A dog park at Playfair park in the EQ Estates.

How does the EQ Estates get speed humps installed.

A public apology to Fitch for remarks made at the June meeting. And concerns that bills are not being paid on time.

8. CONSENT CALENDAR - MOTION

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

Motion by Stolfus seconded by Troup to approve the violations presented to issue citations. Motion passed.

9. TREASURERS REPORT

A. Treasurer's Report Review

1. April 30, 2025

Fitch stated the financials have not been reviewed due to the meeting moving up one week. Fitch also gave an update that she has access to the bank accounts.

DISCUSSION AND ACTION ITEMS

10. Resolution and Policy Code of Conduct BOD 2025

Motion by Verhagen and seconded by Troup to approve the Code of Conduct.

Modified by Verhagen and seconded by Troup to approve the modified Code of Conduct. Motion passed.

A copy will be signed by each Board member and place a copy of the Code of Conduct on the web-site.

11. Board Communication gross negligence

Cohen has created a policy that requires Board members to use the svla.com email address, when an email is delivered to the Board@svla.com Cohen and/or Logan will respond.

Motion by Cohen and seconded by Fitch to adopt this policy. Motion passed.

This policy needs to be put in writing for future boards.

12. Board Rules of Engagement

Motion by Cohen and seconded by Fitch to eliminate this item from the agenda. Motion passed.

13. Secretary to the Treasurer

Motion by Cohen seconded by Fitch to appoint Mary Stapp as Secretary to the Treasurer. Motion passed.

14. 5 Year Plan

Motion by Verhagen and seconded by Troup to put together a 5 year plan. Motion passed.

A. Form a Task Force

Motion by Cohen seconded by Stanton to form the taskforce with member involvement. Members will be selected from different areas of the community. An application will be sent to the community to apply to the task force. Motion passed.

15. Operational

Motion by Cohen seconded by Fitch to strike this item.

16. Board Action Items Information to Release to Community – Discussion

A Brief description will be added to action items on the agenda so that it is clearer what will be discussed.

17. Purchasing Policy - Committee Action Item Request 25-05-03 Finance Purchasing Policies & Procedures

Motion by Cohen to have Logan review the policy in the next 60 days. Amended by Fitch and Stolfus to have Logan review and submit feedback in the next 30 days. Motion passed.

18. Other Policies – Discussion/Action

Motion by Cohen and seconded by Stolfus that the policies need to be ratified and Board review. Amended by Cohen and seconded by Eversole to approve and ratify all 12-13 policies in the dropbox and to be reviewed in the next 12 months. Have staff submit suggestions and Board as well. Motion passed.

19. Audit Update

Cohen reported that as of today all documents from the accounting firm have been submitted to the auditor.

20. Reserve Concerns

Fitch reported on some concerns about the CDARS having matured.

Motion by Fitch seconded by Cohen to ratify the executive committee for the investment of funds and other financial items. The Committee will consist of Fitch, Cohen, and Stanton. Motion passed.

21. Committee Action Item Request 25-05-02 Finance Committee 2025 Reserve Items

Moved by Cohen and seconded by Stolfus to deny the CAIR. Motion passed.

22. Reserve Fund Transfer Catchup November 2024-May 2025 Request Form

23. Reserve Fund Monthly Transfer Recurring Setup Request Form

Motion by Fitch second by Troup to accept item #23 and #24. Motion passed.

24. Closing of the Books/Request Regarding “Late Fees” to be Moved to a single journal.

Motion by Cohen seconded by Verhagen to approve the late fee entry to be moved in May. Amended by Fitch and second by Verhagen to move all late fees as an entry in May to a single individual journal marked for late fees and continue this through the fiscal year. Motion passed.

25. Roles and Goals of the Committees

Cohen would like to give Committees direction. Such as Communication Committee moving forward with the web-site changed over to the new one and a texting app.

Motion by Cohen seconded by Stanton that Board members over the next 30 days submit recommendations to task committees. Motion passed.

26. Committee Guidelines

Fitch would like to strike item 2.A. from the guidelines.

Motion by Stolfus second by Troup to deny the guidelines. Amended by Fitch and second by Cohen to table the guidelines to the June meeting. Motion passed.

27. Committee Meetings and Rules for the use of Rooms

Motion by Stanton and seconded by Stolfus to require the Lake Committee to designate one member to attend in person at the CB and join the ZOOM meeting so that members may attend. Motion passed.

28. Committee Assignment Applications 2025-2026

Motion by Stanton second by Eversole to approve the committee applications as discussed in the executive session. Motion passed.

Applicants will be contacted by email of the results.

Architectural Committee
Citation Committee
Community Event Team
Communication Committee
Equestrian Estates Committee
Finance Committee
Lake Committee

29. Board of Directors Liaison to Committees

Architectural Committee – Paul Stanton
Citation Committee – Dennis Verhagen
Community Event Team – CJ Eversole
Communication Committee – David Stolfus
Equestrian Estates Committee – Jay Cohen
Finance Committee – Vicki Fitch
Lake Committee – Steve Troup

30. Resolution to Record Assessment Liens 11 Properties

Account Numbers:

484232	487608	488480	467401	467521	490786
483061	470141	470008	468722	470327	

Motion by Fitch and seconded by Troup to table the list of all accounts. Motion passed.

31. Board Action Item BAI 25-05-01 Contract Security Firework Event 2025

Motion by Fitch seconded by Troup to approve the BAI as recommended by staff. Motion passed.

32. Board Action Item BAI 25-05-02 Gas Pump at Marina Point of Sale Card Reader Replacement Part

Motion by Cohen seconded by Eversole to approve the purchase of the used replacement for the card reader. Motion passed.

33. Lake Patrol Office Update

Fuel will be available this Memorial Day Weekend. The old fuel will be dispersed down to the level that is safe for the tank.

34. Garage/Yard Sales Permits/Enforcements – Discussion
(County Memo in Packet)

County ordinances are used for garage sales. The rules will be updated to not allow what looks like a business selling good.

35. Parking Rule Changes

Motion by Fitch seconded by Verhagen to allow RV's in driveways as long as it fits in the driveway from Memorial Day to Labor Day 2025 same as the boat rule. Motion failed.

Motion by Cohen seconded by Stolfus to direct Logan speak to legal counsel to clarify our rules of parking of boats and RV's in driveways, temporary parking and the by-laws wording of parking. Motion passed.

36. Meadow Lark Park Updates

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

37. Shields over Playgrounds and Fishing Areas

Troup would like to have shade structures over playground areas and fishing areas. This item will be recommended for the 5 year plan.

38. Code Enforcement Task Force

Motion by Cohen and seconded by Fitch to form a task force to review Code Enforcement policies and rules. Board liaisons to the task force will be Stanton and Eversole to work with the committee of 5 members.

39. Code Enforcement Policy

This item will be given to the Code Enforcement task force.

40. Change of the Greenery Requirement Rule

Motion by Verhagen seconded by Cohen to approve staff recommendation to the greenery requirement for landscaping. Motion passed.

41. 5 Year Grandfather Policy Draft

Motion by Stolfus seconded by Stanton to approve as amended the policy. Amended by Verhagen and seconded by Fitch as amended to remove the adding and/or changing wording. Motion passed.

42. Committee Action Item Request 25-05-01 Finance Committee 5 Year Capital Improvement Plan

Motion by Cohen seconded by David to deny. Motion passed. This item will be part of the 5-year plan.

43. BOARD CORRESPONDENCE

(Items brought to the Board at Open Forum at Previous Board Meetings)

Project Extensions without needing approval by Architectural Committee for items such as dumpsters, temp storage containers.

Verhagen suggested that this is brought back in June with staff recommendations as an agenda item.

Lake repair and transparency for the community.

44. BOARD OF DIRECTOR'S COMMENTS

Each Board member will be called on for comments.

45. ADJOURNMENT

Adjourned at 9:35 PM.