



OPEN SESSION MINUTES
BOARD OF DIRECTORS MEETING
Meadowlark Hall Community
Center 12975 Rolling Ridge Drive
Tuesday, December 5, 2023 ~ 6:00 pm

Notice of meeting: The Board of Directors of the Spring Valley Lake Association meeting is scheduled for Tuesday, December 5, 2023, at 6:00 pm.

BOARD MEMBERS	<u>X</u> Brian Bickhart, President
	<u>a</u> Brian Hurst, Vice President
	<u>X</u> Brad Letner, Secretary
	<u>X</u> Cheri Boyd, Treasurer
	<u>X</u> Bill Scott, Director
	<u>X</u> Paul Stanton, Director
	<u>X</u> David Stolfus, Director
Alfred Logan, General Manager Nick Gonzalez, Director of Operations Lisa Falcetti, Director Public Safety Clint Summers, Code Enforcement & Architectural Manager Tieranie Hawkins Community Engagement Specialist	

1. Call to Order by Bickhart.
2. Pledge of Allegiance
3. Roll call was taken and recorded.
4. Executive Session Summary –Brad Letner, Secretary

The following business was done during the Executive Session meeting on December 4, 2023: Minutes approved for the October 23, 2023, Executive Session meeting.

Personal and written appeals for citations issued by Code Enforcement and PSD. Review of CE and PSD citations. Legal updates on properties, neighbor-to-neighbor disputes, gating the community, notices of default. Legal opinions on the granting of easements and auxiliary dwelling units. Reviewed contracts and their status of Bear Valley Country Club Liquor License, Meadowlark Park Architect, Association office remodel, SVLA communications app, Verizon Cell Tower lease agreement, and weir monitoring devices. Personnel discussion.

Resolution to Record Notice of Default on the 8 properties listed below A-H. Motion passed.

- | | |
|----------------|-----------------------|
| A. Acct 469851 | APN# 0480-262-01-0000 |
| B. Acct 470291 | APN# 0482-081-12-0000 |
| C. Acct 483026 | APN# 3088-251-04-0000 |
| D. Acct 484211 | APN# 0482-182-01-0000 |
| E. Acct 468739 | APN# 0482-213-08-0000 |
| F. Acct 470002 | APN# 3088-132-06-0000 |
| G. Acct 466923 | APN# 3088-101-56-0000 |
| H. Acct 469086 | APN# 0480-264-05-0000 |

5. SECRETARY’S REPORT – Approval of Meeting Minutes

Motion by Letner and seconded by Stolfus to approve the Minutes Open Session Meeting of October 24, 2023. Motion approved.

6. GOVERNMENT AGENCY REPORTS

- Steve Samaras Division Manager Dept Public Works CSA 64
No report was given.
- Representative SVL MAC-Municipal Advisory Council San Bernardino County
Kathleen Hardy gave a briefing of the MAC group’s report.

7. COMMITTEE REPORTS

- Architectural Committee - JoAnne Romero reminded residents to check for legibility for submitting Architectural applications.
- Citation Committee - Bill Walters reported that the committee would be meeting next week. They are having one meeting for the month of December, instead of two.
- EQ Estates Committee - No representative present.
- Finance/Budget Committee - No representative present.
- Lake Committee; Bill Scott provided an update. The committee is gathering information on time & labor-saving alternatives for a shoreline repair plan. Three manufacturers who offer free pre-project evaluations, which the Board can consider. The committee recommends a subcommittee for the next lake lowering project. The committee has also received a draft discharge permit from Lahontan Water Board.
- Gating the Community Task Force - No representative present.

8. CONSENT CALENDAR - MOTION

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

Motion by Boyd and seconded by Letner to approve the Code Enforcement and the PSD citations as presented.

9. TREASURER’S REPORT

Motion by Boyd and seconded by Stolfus to Receive and File the Treasurer's Report dated September 30, 2023. Motion passed.

Motion by Boyd and seconded by Stolfus to Receive and File the Treasurer's Report dated October 31, 2023. Motion passed.

10. Resolution to Lien 11 Properties – Consortium

Motion by Letner and seconded by Scott to approve the Resolution to Lien 11 Accounts. Motion passed.

11. Resolution to Record Subsequent Lien 1 Property – Alterra

Motion by Letner and seconded by Boyd to approve the Resolution to Record Subsequent Lien 1 Account. Motion passed.

12. Investments – Renewal of CDs

Motion by Scott and seconded by Boyd to allow the Board President and Treasure to review / sign and reinvest the CD investments that are coming up for maturity. Motion passed.

13. Meadowlark Park Architect – Updates

The architect is expected to get back to us by the end of this month with documents on the project.

14. Grant of Easement Legal Opinion

Someone is looking to build a large property on Palos Grande and is paying for a legal opinion.

15. SVLA Communications App – Update

The Association will put out more information about the app when it becomes available in the app store. One of the goals is to give residents the ability to store their Membership IDs and Guest Passes within the app. We are currently collecting content and working with the app developer on a weekly basis.

16. Verizon Cell Tower Lease Agreement – Update

SVLA is in the negotiation phase of the agreement. Verizon is currently offering \$2,400 a month plus incentives. The tower will take approximately 20 FT x 20 FT of space.

17. Swim Area Feedback

This item was tabled.

18. Water Monitor Device

Motion by Letner and seconded by Boyd to approve the purchase of water monitor device. Motion passed.

19. Board Action Item BAI 23/12/01 Maintenance Mower-Replacement

Motion by Stanton and seconded by Scott to purchase the mower. Motion passed.

20. Committee Action Item Request (CAIR) Architecture Committee – Action

- A. SVLA EQ Split Rail Fencing – Committee requests the EQ Estates Committee and EQ estates Residents Review the suggested rule change for input.

Motion by Letner and seconded by Stanton to approve the rule change. Motion passed.

- B. Suggested that the permanent structure height of 9 feet be updated to 10 feet of maximum height at the EQ Estates Properties. (Gazebos, patio covers, sheds, etc.);

Motion by Letner and seconded by Stolfus to approve rule as amended with measurement of 10 feet and 6 inches.

21. EQ Estate Parking Trailers on Properties Rule

This item was tabled.

22. Memorial Honor of Property Owners – Updates

Director Stolfus reported that the unofficial committee is looking to honor members who have contributed to the SVL community (ex: perpetual plaque). Some parameters for the program include being a property owner or tenant for at least 5 years and serving the community for at least 3 years (ex: clubs, committees, volunteers).

23. Flag Policies – Discussion/Action

- A. Property owners’ lots – (out for 30 day review)

This item was tabled.

- B. Parkway;

This item was tabled.

- C. Association Properties – Maria area, Community Center, and EQ Barn area

This item was tabled.

24. Vehicle Code and Issues with Street Parking and RV Street Parking – Discussion

Vehicles that appear to not have been moved for long periods of time on the streets do not seem to be a priority for California Highway Patrol (CHP). General Manager (GM) Logan encouraged the Municipal Advisory Council (MAC) to look into the issue.

A property owner spoke about their concerns regarding RV parking in the community.

The GM explained that it is very difficult to prove that someone is living in their vehicle, especially with a current registration. The Association is very limited on what it can do for these types of situations. The GM encouraged residents to look into nonprofit organizations that could potentially assist the individuals in finding help/housing outside of the community.

25. New Construction Site Fencing/Screen Cloth Action Tabled at the October Meeting

Director Scott met with eight contractors. Worried about safety from exposed trenches, rebar, piping. There are California state building codes in place to help enforce. Director Scott will write a proposed rule change.

26. PROPERTYOWNERS OPEN FORUM

Items members spoke about were Water Monitor devices, HOA Assessments, and Code Enforcement related issues.

27. MANAGEMENT TEAM REPORTS

- Director of Operation, Nick Gonzalez
- Director Public Safety, Lisa Falcetti
- Code Enforcement & Architectural Manager, Clint Summers
- Community Engagement Specialist, Tieranie Hawkins

28. GENERAL MANAGER'S REPORT

Alfred Logan

29. BOARD OF DIRECTOR'S COMMENTS

Each Board member was called on for comments.

30. ADJOURNMENT