



EXECUTIVE SESSION AGENDA
BOARD OF DIRECTORS MEETING
MONDAY, MARCH 23, 2026 ~ 6:00 PM
Meadowlark Hall Community Center
Park View Room CB4
12975 Rolling Ridge Drive, Victorville

As provided for in Civil Code §1363.05(b), notice is hereby given that an Executive Session will be conducted on 3/23/2026.

BOARD MEMBERS	<ul style="list-style-type: none"> ___ Jay Cohen, President ___ Dennis Verhagen, Vice President ___ David Stolfus, Secretary ___ Paul Stanton, Treasurer ___ Vicki Fitch, Director ___ Steve Troup, Director ___ CJ Eversole, Director
STAFF	<p>Alfred Logan, General Manager Jeaneen Beam, Director of HR & Exec Assistant Clint Summers, Director of Code Enforcement & Admin Kevin Higgs, Director of Finance Nick Gonzalez, Director of Operations</p>

1. Call to Order Page
2. ZOOM Call with Attorney 6:00 PM
3. Roll Call
4. Approval of Minutes
 - A. Minutes Executive Session Meeting February 23, 2026 – Action
 - B. Minutes Executive Session Meeting January 26, 2026 – Action
(Tables 2-23-2026, no suggested corrections submitted)

Member Discipline

5. No Appeals
6. Code Enforcement Packet 2nd and 3rd citations
(See separate file in Dropbox)

7. Rental Registration for the Tracking of Rental Homes - Update
 - A. Rental Registration Policy
 - B. Rental Registration & Enforcement Fee Schedule
 - C. Rental Registration Form
 - D. Rental Registration and Tenant Disclosure Rule Additions
8. Citation Review Committee Role
9. Architectural Appeals – Clarification if appeal goes to the board subcommittee or to the board meeting?
10. Architectural Committee Fencing Recommendation for Fishing Areas Along Homes
11. Architectural Committee Memo for Additional Screening Materials
12. Request from Architectural Committee to allow counter approval on Edison Lights (bulbs)

Legal

13. Censure of a Director – Action
14. Acct 487172 Recommendation to Forward Property to Legal
15. Acct 486486 APN 0444-411-08-0000 Payment Plan Proposal Request
16. Acct 484843 APN 3088-091-07-0000 Payment Plan Proposal Request
17. Acct 470002 Alterra File 601877 Non-Judicial Foreclosure/Lawsuit Authorization Form
18. Acct 485029 APN 0482-145-39-0000 Settlement Proposal Request
19. Correspondence from Legal Counsel to the Bear Valley Country Club
20. Items A Through H are Documents Prepared by Legal Counsel for the Purpose of the Association following Assembly Bill AB 130 Signed into Law in 2025 for the Handling of Citations. Tabled February 2026, Executive Committee was formed to review documents and submit recommendations to the Board.
 - A. Board Resolution – General AHSV (Adverse Health & Safety Violations) (Outlining Citations that may pose a Health & Safety Violation that would allow a larger fine.)
 - B. Code Enforcement Policy Draft (Update policy to follow the new law AB130)
 - C. Fine Schedule (Previously Tabled-Updated fine schedule to follow the new law)

D. Ongoing Fines until violation is resolved
(Fines that may be issued when a violation is not resolved.)

E. Notice of Proposed Rule Change
(Proposed notice to the community of the changes to comply with AB130.)

F. Violation Resolution Agreement
(Resolution to be approved by the Board for the new Violation Agreement.)

G. Notice of Hearing Mockup Draft
(Draft of the Notice of Hearing giving notice to property owner of a hearing regarding a violation.)

H. Hearing Determination Mockup Draft
(Draft of the hearing notification to go to the property owner following the hearing.)

21. Signs at Fishing Areas/Memorial Plaques – Updates

Contracts

22. BAI 26-03-02 Board Action Item IT/Cameras - Update

23. BAI 26-03-03 Board Action Item 2024-2025 Replacement & Make-up Water Obligation

24. Equestrian Estates – Bridge Project Update

25. Forensic Audit - Updates

26. Investments The March Group Update

27. Review of Accounting Contract by Legal Counsel

28. Lake Coving - Updates

29. Meadowlark Park

30. Accounting

Personnel

A. Staff Updates

B. Recap of Assigned Action/Direction to the GM

Adjourn