



OPEN SESSION AGENDA
BOARD OF DIRECTORS' MEETING
Meadowlark Hall Community Center
12975 Rolling Ridge Drive
Tuesday, March 24, 2026 ~ 6:00 pm

*Notice of meeting: The Board of Directors of the Spring Valley Lake Association meeting is scheduled for Tuesday, March 24, 2026, at 6:00 pm. **Discloser: The recording of any SVLA meeting without the prior written consent of the SVLA Board and verbal consent of all those in attendance at the meeting is prohibited except by the Association staff. The Board meeting is recorded for the purpose of the minutes and for the live feed for members. Please silence electronic devices. Always have your Membership Card with you when you are on Association Property.***

BOARD MEMBERS	<input type="checkbox"/> Jay Cohen, President <input type="checkbox"/> Dennis Verhagen, Vice President <input type="checkbox"/> David Stolfus, Secretary <input type="checkbox"/> Paul Stanton, Treasurer <input type="checkbox"/> Vicki Fitch, Director <input type="checkbox"/> Steve Troup, Director <input type="checkbox"/> CJ Eversole, Director
STAFF	Alfred Logan, General Manager Jeaneen Beam, Director of HR & Exec Asst. Nick Gonzalez, Director of Operations Cody Partridge, Director of Public Safety Clint Summers, Director of Code Enforcement & Admin Kayla Thomas, Community Engagement Specialist Kevin Higgs, Director of Finance

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. TREASURERS REPORT
 - A. Treasurer's Report December 2025 – Receive and File
5. EXECUTIVE SESSION SUMMARY – David Stolfus
6. SECRETARY'S REPORT – Approval of Meeting Minutes – Motion
 - A. Minutes Open Session Meeting February 24, 2026 – Motion
7. GOVERNMENT AGENCY REPORTS
 - Representative Bill Walters SVL MAC-Municipal Advisory Council San Bernardino County

8. COMMITTEE REPORTS

- Architectural Committee
- Citation Committee - Presentation
- Communications Committee
- Community Event Team
- EQ Estates Committee
- Finance/Budget Committee
- Lake Committee
- Code Enforcement Task Force
- 5 Year Community Plan Task Force (Presentation/PowerPoint)

9. 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

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.

10. Censure of a Director – Action

11. Resolution to Record Assessment Lien Alterra Acct 469370 APN 3088-321-10-0-000– Action

12. Payroll Processing Policy – Action

13. Accounting – Updates

14. Meadowlark Park - Updates / Action

15. Lake Coving Project – Updates / Action

A. Lake Coving Plan/Communication Plan – Internal Draft

B. Correspondence from the Lake Committee asking for Clarification of the Lake Report 2/24/26

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

Desired Board Action: Approve staff recommendation to authorize Spring Valley Lake Association to satisfy the 2024-2025 Replacement and Makeup Water obligations through Transfer in Lieu using carryover water provided by Mojave Resource Management, LLC, in the amount of approximately \$187,981.51, including applicable administrative fees.

17. BAI 26-03-02 Board Action Item IT/Cameras Contract – Update/Action

Board authorize staff to take 30 days to evaluate the feasibility and cost of hiring a part-time internal IT and camera technician compared to utilizing a contracted managed IT service provider and return to the Board with a final recommendation.

18. Spring Valley Lake Association Website - Updates

(Items #18 through #25 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.)

19. Board Resolution – General AHSV (Adverse Health & Safety Violations) - Action

(Outlining Citations that may pose a Health & Safety Violation that would allow a larger fine.)

20. Code Enforcement Policy Draft – Action

(Updated policy to follow the new law AB130)

21. Fine Schedule – Action

(Updated Fine Schedule to follow the new law.)

22. Ongoing Fines until violation is resolved – Action

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

23. Notice of Proposed Rule Change – Action

(Proposed notice to the community of the changes to comply with AB130.)

24. Violation Resolution Agreement – Action

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

25. Notice of Hearing Mockup (Draft) - Action

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

26. Hearing Determination Mockup (Draft) – Action

(Draft of the Hearing Notification to go to property owner following the hearing.)

27. EQ Estates Bridges – Updates

28. EQ Estates Restrooms – Update

A. Executive Sub-Committee of 3 members – Action

29. Fishing Area #9 Landscaping – Updates/Action

30. Forensic Audit - Updates

31. The March Group - Investments – Updates

32. CAIR Committee Action Item Request Lake Committee-Floating Platforms – Action

Request is replacement of platforms due to disrepair and safety issues of the floating dock used for operational lake maintenance and firework show.

33. CAIR Committee Action Item Request Arch Committee Use of Decomposed Granite (DG), Dirt, and/or wood chips. (Tabled at the February 2026 Meeting) – Action

Proposed - Use of Decomposed Granite (DG), Dirt, and/or wood chips Hardscape areas may be used in limited amounts, not to exceed a total of 200 square feet. Bare dirt must be confined to planter areas. (28 day comment period ended, comments submitted to Board.)

34. CAIR Committee Action Item Request Architectural Committee Use of Decomposed Granite in the Equestrian Estates – Action

DG (Decomposed Granite) use in the Equestrian Estates shall be unlimited in square footage, as long as greenery standards are met. The use of wood chips shall be limited to bordered planter areas only. Plot plans and material colors must be approved by the Architecture Committee. Reason for the Action: Because the front yards of Equestrian Estate homes are significantly larger than lakeside homes, the Architecture Committee felt that DG should not be subject to a limitation of square footage as long as greenery standards are met. However, the committee would like to see wood chips limited to planter areas due to the frequency and amount of scattering due to environmental factors.

35. Follow-up on the CAIR Committee Action Item Request Communications Committee Monthly Breeze Publication-Action
(Cost/Readership, should the Breeze go online, check cost of quarterly publication as an alternative.)

A. Quotes from Love Media Group

36. CAIR Committee Action Item Request Citation Review Committee New Garage/Yard Sale Policy – Action

(February 2026 Action by Board was to put the proposed rule change out for a 28 day comment period.)
The proposed Policy is almost verbatim from the San Bernardino County and/or the Town of Apple Valley Garage/Yard Sale Ordinance.

37. Club Event Request-Yacht Club Annual Casino Night August 8, 2026 – Action

38. Eagle Scout Project – Update

39. Honoree Memorial Program – Discussion/Action

A. Application

40. Request for Recreational/Club Name Change From Arthritis Exercise to Senior Stretches – Action
(Name Change Only)

41. BOARD CORRESPONDENCE

Items A-D were items that members in the Open Forum at the previous Open Session Meeting

Discussion/Action

- A. Health & Safety Fines Does this align with AB130 or is it a way to have higher fees?
- B. Fiduciary Duty Family of Board member as staff
- C. What are the dates of the lake lowering projects?
- D. There seems to be no decorum in Board meetings.

42. PROPERTY OWNERS' OPEN FORUM

If you would like to speak during the Open Forum, you must 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.

43. BOARD OF DIRECTOR'S COMMENTS

44. ADJOURNMENT