



OPEN SESSION AGENDA
BOARD OF DIRECTORS' MEETING
Meadowlark Hall Community Center
12975 Rolling Ridge Drive
Tuesday, January 27, 2026 ~ 6:00 pm

*Notice of meeting: The Board of Directors of the Spring Valley Lake Association meeting is scheduled for Tuesday, January 27, 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 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
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1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. TREASURERS REPORT
 - A. Treasurer's Report November 2025 – Receive and File
5. EXECUTIVE SESSION SUMMARY – David Stolfus
6. SECRETARY’S REPORT – Approval of Meeting Minutes – Motion
 - A. Minutes Open Session Meeting December 16, 2025 – Motion
 - B. Minutes Open Session Meeting November 18, 2025 – Motion

7. GOVERNMENT AGENCY REPORTS

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

8. COMMITTEE REPORTS

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

9. PROPERTYOWNERS 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.

10. 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.

11. Board Action Item BAI 26-01-06 Operating Policy – Action

Action Request: Review the draft and approve the Operating Policy with changes to replace the previously adopted Policy.

12. Resolution #10 Establishment of Record Date for the Board of Directors Election 2026 - Action
Date of Record as March 20, 2026

13. Lake Coving Project Consultant Proposals Review & Board Guidance - Action

A. Letter/Bid Submitted

14. Lake Committee Water Clarity Goals - Action

15. Meadowlark Park - Discussion / Action

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

17. Code Enforcement Policy Draft – Action

18. Fine Schedule – Action
Previously Tabled

19. Ongoing Fines until violation is resolved – Action

20. Notice of Proposed Rule Change – Action

21. Violation Resolution Agreement - Action

22. Notice of Hearing Mock Up (Draft) - Action

23. Hearing Determination Mock Up (Draft) - Action

24. Forensic Audit - Updates

25. The March Group - Investments – Discussion/Action

26. Alterra Resolution to Record Subsequent Assessment Lien – Action

A. Acct 486486 APN 0444-411-08-0000

27. Board Action Item BAI 26-12-01 Meadowlark Playground Chips – Action

Desired Board Action: Approve the selection of Southern California Mulch Inc. for the purchase and installation of playground wood chips at Meadowlark Park in the amount of \$8,275.20, to be funded from Line 5630- Grounds & Park Maintenance.

28. Board Action Item BAI 26-12-02 ADA Parking Lot at Admin Office – Action

Desired Board Action: Approve Robert R. Yegohian Co., Inc. for the project, ADA Compliant Lot Improvements. Approve a transfer for \$196,877.00 to be allocated from the Operating Fund, Undesignated fund balance to set up the budget

29. Board Action Item BAI 26-01-03 Community Building, Maintenance Building & EQ Clubhouse Roofing
-Action

Desired Board Action: Approve the selection of Angels Roofing Inc. for the bundled roofing projects for the Maintenance Building, Community Building, and Equestrian Center for \$144,381, from the Reserve Fund.

30. Board Action Item BAI 26-01-04 Community Building Mini Split – Action

Desired Board Action: Approve the purchase and installation of a GREE 24,000 BTU mini-split system from Clemmer Services Heating & Air Conditioning in the amount of \$5,240.00, to be funded from Account 5620 – Building Maintenance.

31. Board Action Item BAI 26-01-05 EQ Bathroom Construction – Action

Desired Board Action: Approve PA Design Associates to provide architectural design services for the Playfair Park restroom facility, including connection to the sewer main, in the amount of \$12,850.00, charged to account #5699.

32. CAIR Architectural Committee – Use of Artificial Plants - Discussion/Action
28-day comment period ended, previously approved pending comment period

33. 1 Committee Application for 2 committees – Communications & Event Team - Action

34. Club Event Request-Yacht Club Chili Cook-Off February 21, 2026 - Action

35. Community Center Sound System-Finance Committee Updates

36. Homeowner Request Form for Pictures Acct 468053 – Action
Requested by Board to place on January agenda.

37. BOARD CORRESPONDENCE

Items that were spoken about in Open Session at Previous Meeting

- A. Security house broke into 2 years ago, do not see security driving around. Receiving a crazy amount of citations.
- B. Why can't we have chickens?
- C. Concerns about the accounting firm, financial reports have not been received. Why are we paying if the work isn't being done.
- D. Photos of the lake coving, why can't the property owner have them. Do we have requests for bids? Petty cash account questions. Audit concerns, and the forensic audit being done?
- E. Agenda concerns about stating name before speaking. The accounting firm issues. Concern regarding volunteers and removal of volunteers.

38. BOARD OF DIRECTOR'S COMMENTS

Each Board member will be called on for comments.

39. ADJOURNMENT