



**OPEN SESSION MINUTES**  
**BOARD OF DIRECTORS MEETING**  
**Meadowlark Hall Community Center**  
**12975 Rolling Ridge Drive**  
**Tuesday, October 24, 2023 ~ 6:00 pm**

<b>BOARD MEMBERS</b>	<input checked="" type="checkbox"/> Brian Bickhart, President <input checked="" type="checkbox"/> Brian Hurst, Vice President <input checked="" type="checkbox"/> Brad Letner, Secretary <input checked="" type="checkbox"/> Cheri Boyd, Treasurer <input checked="" type="checkbox"/> Bill Scott, Director <input checked="" type="checkbox"/> Paul Stanton, Director <input checked="" type="checkbox"/> David Stolfus, Director  Alfred Logan, General Manager Janean Beam, Director Administration & HR Nick Gonzalez, Director of Operations Lisa Falcetti, Director Public Safety Clint Summers, Code Enforcement & Architectural Manager Tieranie Hawkins Community Engagement Specialist
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1. Call to Order – Bickhart called the meeting to order at 6:01 PM.
2. Pledge of Allegiance was led by Letner.
3. Roll call was taken and recorded.
4. Executive Session Summary –Brad Letner, Secretary
5. SECRETARY’S REPORT – Approval of Meeting Minutes

Motion by Letner and seconded by Stolfus to approve the Minutes of the Open Session Meeting of September 26, 2023. Motion passed.

**6. GOVERNMENT AGENCY REPORTS**

- Steve Samaras Division Manager Dept Public Works CSA 64  
No representative present.
- Dennis Verhagen Representative SVL MAC-Municipal Advisory Council San Bernardino County  
No representative present.

**7. COMMITTEE REPORTS**

- Architectural Committee – JoAnne Romero reminded everyone when submitting a redo drawing for an architectural application you should do a new drawing. Please do not cross out things and

add new to the original drawing. It makes it hard for the committee to determine what is proposed.

- Citation Committee – Bill Walters said to always respond to courtesy notices. This will often prevent a citation being issued. Call so that Code Enforcement can work with you.
- EQ Estates Committee – Zachary Henry stated the outside work for DVM's, and farriers doesn't work well for the safety of the vendor and/or the horses. Discussion will be on the committee's next agenda. The issue with the mice and rats is improving.
- Finance/Budget Committee – No representative present.
- Lake Committee – No representative present.
- Gating the Community Task Force – Brian Hurst reported the task force has been working diligently on gating the community. Many problems with the roads being county and where the entrances are, traffic flow, and getting answers from the county on what can be done. The task force is going to prepare plans for one gate and submit it to the county. This should help generate contact with the proper people in the county.

## 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 Scott and seconded by Stolfus to approve the citations presented and issue fine notices.  
Motion passed.

## 9. TREASURER'S REPORT

A. Receive and File the Treasurer's Report dated September 30, 2023 – Tabled.

### ***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. 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. Please state your name and address.**

## 10. Board Action Item BAI 23-10-01 PSD Flooring

Motion by Letner and seconded by Boyd to approve the BAI with Route 66 as the contractor for the flooring the PSD office. Motion passed.

## 11. Board Action Item BAI 23-10-02 Appointing Auditor FY 2021-2022

Motion by Letner and seconded by Scott to approve Levy, Erlander & Co LLC for the FY 2022-2023 audit.  
Motion passed.

## 12. Meadowlark Park Architect – Updates

The contract was sent to the architect approx. 3 weeks ago. Looking for a 60 day turnaround on the drawings.

### 13. Capital Improvement-Lake Management Funds

Motion by Hurst and seconded by Stanton to approve the funding for the Lake Improvement Requests; fish stocking \$5080.00, microscope high quality \$2754.62, maintenance on the floating islands \$2300.00, and beach dam inspection not to exceed \$5000.00. Motion passed.

### 14. Fee Schedules Updates

Motion by Scott and seconded by Boyd to approve the fees as presented for the FY starting November 1, 2023. Motion passed.

### 15. Accounting Procedures

History has been that the monthly financials carried over each month and closed at the end of the fiscal year. The financials will now close at the end of each month.

### 16. SVLA Communications App

A company by the name of Alosant gave a presentation about the Apps they build for HOAs. The board took action to move forward with developing an App for the association.

### 17. Reserve Study Disclosure

Motion by Stolfus and seconded by Stanton to approve the updated Reserve Study. Motion passed.

### 18. Association Office Remodel

The cleanup from the water damage has been removed and testing completed. Gathering bids to complete the work.

### 19. Wake Surfing Comment Period

Motion by Letner and seconded Stanton to do a 120 day comment period to review and revise the Rules & Regulations of boating. Motion passed.

### 20. Swim Area Feedback

The comment period is still open. Comments will be submitted to the next board meeting.

### 21. Lake Coving History Disclosure

The disclosure regarding lake coving history is now available on the website. The document will be updated as work is done.

### 22. SVLA Club Application Form SVL Bunco

Two applications submitted. Sunday night and Monday night request.

Motion by Boyd and seconded by Stolfus to approve with a 60 day trial; then report back with status. Motion passed.

23. Committee Assignment Applications
- A. Community Event Team – 5
  - B. Communications Committee-2

Motion by Stolfus and seconded by Scott to approve the 7 applications. Motion passed.

24. November and December Board Meeting Dates – Action

- A. The regular scheduled dates for the Executive and Open Session Meetings in November fall on November 27 and November 28. These dates fall immediately following the Thanksgiving weekend. Generally, the meetings have been as attendance is low when they fall so close to the holidays.
- B. The regular scheduled dates for the Executive and Open Session Board Meetings in December fall on December 25 and December 26. If there is a need to conduct business the meetings have been scheduled earlier in the month.

Motion by Letner and seconded by Hurst to combine the November and December meetings to be December 4<sup>th</sup> for executive session and December 5<sup>th</sup> for open session meeting. Motion passed.

25. Committee Action Item Request (CAIR) Architecture Committee – Under 30 day comment period for item A&B.

This item was tabled.

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

26. EQ Estate Parking Trailers on Properties Rule – Update from Committee – under 30 day comment period.

This item was tabled.

27. Memorial Honor of Property Owners

The committee is working on guidelines and will present suggestions at the next meeting.

28. Flag Protocol – Veterans Club

Veterans Club has supposedly disbanded. If the club starts up again this will be revisited.

29. Flag Policies – Discussion/Action

This item was tabled.

- A. Parkway
- B. Association Properties – Maria area, Community Center, and EQ Barn area
- C. Property owners’ lots - (out for 30 day review)

### 30. New Construction Site Fencing/Screen Cloth

This item was tabled.

### 31. 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.

### 32. MANAGEMENT TEAM REPORTS

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

### 33. GENERAL MANAGER'S REPORT

Alfred Logan discussed the App that will enhance communication with SVLA. If you have questions or concerns, he encourages members to email him. When using the board email address, the board is not able to answer as the board. One board member cannot speak on behalf of the entire board. They act as one entity and cannot provide individualized responses.

### 34. BOARD OF DIRECTOR'S COMMENTS

### 35. ADJOURNMENT

The meeting was adjourned at 8:30 PM.