



OPEN SESSION MINUTES
BOARD OF DIRECTORS' MEETING
Meadowlark Hall Community Center
12975 Rolling Ridge Drive
Tuesday, April 22, 2025 ~ 6:00 pm

<p>x</p> <p>BOARD MEMBERS</p>	<p><input checked="" type="checkbox"/>_ Dennis Verhagen, President</p> <p><input checked="" type="checkbox"/>_ Paul Stanton, Vice President</p> <p><input checked="" type="checkbox"/>_ David Stolfus, Secretary</p> <p><input checked="" type="checkbox"/>_ Vicki Fitch, Treasurer</p> <p><input checked="" type="checkbox"/>_ Brad Letner, Director</p> <p><input checked="" type="checkbox"/>_ Steve Troup, Director</p> <p><input checked="" type="checkbox"/>_ Jay Cohen, Director</p> <p>Alfred Logan, General Manager</p> <p>Jeanee Beam, Director of Admin & HR</p> <p>Nick Gonzalez, Director of Operations</p> <p>Lisa Falcetti, Director of Public Safety</p> <p>Clint Summers, Director of Code Enforcement & Architectural</p> <p>Kayla Thomas, Community Engagement Specialist</p>
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1. Call to Order at 6:00 PM by Jay Cohen in the absence of President Verhagen.
2. Pledge of Allegiance was led by Brad Letner.
3. Roll Call was taken and recorded.
4. Executive Session Summary given by Stolfus.
 Minutes were reviewed, approved or amended with corrections.
 Member Discipline: Personal Appeals, Written Appeals, Weed Citation Enforcement, Code Enforcement Citations, Public Safety Citation.
 Legal updates: Properties Updates, Pending Legal Matters, Record Notice of Default, Payment Proposals.
 Resolution to Record Notice of Default

Acct 484843	APN 3088-091-07-0000 **
Acct 484576	APN 3088-032-17-0000 **
Acct 467285	APN 3088-181-01-0000 **
Acct 466632	APN 0482-211-26-0000 **

 Motion by Fitch second by Letner to Record Notice of Default on Items listed above. Motion passed.
 BOD Resolution to Payment Proposal Request

A. Acct 467097	APN 0480-272-02-0000
B. Acct 474528	APN 0480-263-30-0000

 Motion by Fitch seconded by Stolfus to approve the Payment Proposal Plans for items A & B.
 Motion passed.

Contracts: Audit Contract Update, Meadow Lark Park

Personnel: Coving Project Presentation, more info to follow from Director Fitch, Staff Updates, Evaluations & Compensation, Discussion of Essential Spending, Board & Committee communication with GM and Staff

5. SECRETARY'S REPORT – Approval of Meeting Minutes – Motion

A. Minutes Open Session Meeting of March 25, 2025

Motion to Amend Minutes made by Fitch, seconded by Troup. Motion Passed.

6. GOVERNMENT AGENCY REPORTS

- Representative San Bernardino County Fire – No Representative Present
- Representative San Bernardino County Sheriff – No Representative Present
- Representative SVL MAC-Municipal Advisory Council San Bernardino County
Bill Walters reported the Council has a new rep CJ Porter from 1st district supervisor's office. In May he hopes to report on the archway on the parkway and street parking.

7. COMMITTEE REPORTS

- Architectural Committee-No representative present.
- Citation Committee-Bill Walters spoke about the issue of weeds. Please make it a priority. Asked about pop-ups at yard sales and committee meeting with executive board team.
- Communications Committee-Vicki Fitch read Cherina Cohen's committee statement.
- Community Event Team – No representative present
- EQ Estates Committee -David reported next meeting is May 20th.
- Finance/Budget Committee-Jay Cohen reported about committee needing feedback on purchasing policy from Board.
- Lake Committee-Ruth Brock reported on the lake coving repair project. They are suggesting two phase plan. Still looking at the use of the water from the country club that comes from the fish hatchery.

8. 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.

The following topics were brought up during open forum: Concerns about the Board Treasurer, rumors regarding embezzlement, project extensions without needing approval from the Arch. Committee, weeds, lake repairs and transparency for the community.

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 by Letner seconded by Verhagen to approve the citations as presented. Motion passed.

10. TREASURERS REPORT

A. Treasurer's Report Review

1. March 31, 2025

Fitch read a statement that was given to the Board from Mary Stapp.

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.

11. Purchasing Policy Tabled in March

Motion by Cohen seconded by Letner to table. Motion passed.

12. Audit Update

A. Funding for the Audit - Action

Motion by Fitch and seconded by Stolfus to approve moving \$50,000.00 from Consulting line to the audit line. Motion withdrawn.

Motion by Letner seconded by Cohen to move \$50,000.00 from personnel line (compensation) to the audit line. Motion passed.

13. Reserve Fund Transfer Recurring Setup Request Form

Motion by Fitch and seconded by Troup to reject. Motion failed.

Motion by Letner and seconded by Stolfus to approve the transfer. Motion passed.

14. 2023-2024 Replacement – Water Lease Summary Obligation

Motion by Letner and seconded by Cohen to approve. Motion passed.

15. Asset List Threshold for Capitalization Set at \$5,000.00.

Motion by Letner and seconded by Troup to approve. Motion passed.

16. Board Action Item BAI 25-04-01 Reserve Item 1900 – PSD Pontoon Outboard Motor

Motion by Letner and seconded by Stolfus to approve the BAI 25-04-01

17. Board Action Item BAI 25-04-02 Community Event – Summer Luau at the Lake – Action

Motion by Letner and seconded by Troup to approve BAI 25-04-02. Motion passed.

18. Board Action Item BAI 25-04-03 Community Event - Family Festival – Action

Motion by Letner and seconded by Troup to approved BAI 25-04-03. Motion failed.

Motion by Stanton and seconded by Letner to approve BAI 25-04-03 without roller rink and a budget of \$4,500. Motion passed.

19. Lake Patrol Office Update

General Manager, Alfred Logan, provided update stating that flooring has been installed, painting is underway, and vendor is waiting on payment to continue work.

Motion by Letner and seconded by Stolfus to approve the 50% deposit payment. Motion Passed.

20. CAIR Committee Action Item Request– Lake Committee

Gas Pump at Marina Point of Sale Card Reader Replacement

Motion by Letner seconded by to approve the CAIR for the card reader replacement. Motion passed.

Motion by Cohen and seconded by Troup to approve staff to look up the funds for the card reader. Motion passed.

21. SVLA Club Application – Lakeside Mamas – Social Club for Mothers

Motion by Stolfus seconded by Letner to approve the club. Motion passed.

22. Garage/Yard Sales Permits/Enforcements
(County Memo in Packet)

Place on a future agenda with more information.

23. 30% Greenery and Tree Requirement Discussion of Changes to Rule

Motion by Letner seconded by Cohen to table.

24. Meadow Lark Park Updates

No new information at this time.

25. Form an Executive Committee to Meet with the Citation Review Committee to Discuss Issues

Motion by Stolfus seconded by Troup to appoint Fitch and Verhagen to the executive committee.

26. Community Fishing Derby

Troup would like to plan a Fishing Derby for Carp on June 21st. Motion by Letner and seconded by Stanton to approve the carp fishing derby along with up to \$500.00 from events line for prizes and other needs. Motion passed.

27. BOARD CORRESPONDENCE

(Items brought to the Board at Open Forum at Previous Board Meetings)

- Concerns regarding the timeline of the audit
 - Completion Timeline
 - Who and why was the audit requested
 - How is the board keeping the members informed about the purpose and progress of the audit
- The above 4 items were discussed last month and tonight. An article will be placed in the Breeze regarding the audit.

- Lack of street signs and striping on the roads in the EQ Estates
- Dog Park in the EQ Estates
- Restroom at Playfair Park in the EQ Estates
- Safety of the bridges and the EQ Center Gates

These items will be discussed at the EQ Estates Meeting in May.

- It was suggested that a forensic audit be conducted of contracts and legal

28. BOARD OF DIRECTOR'S COMMENTS

29. ADJOURNMENT

Meeting adjourned at 8:37 PM.