



OPEN SESSION MINUTES
BOARD OF DIRECTORS MEETING
Meadowlark Hall Community Center
12975 Rolling Ridge Drive
Tuesday, April 25, 2023 ~ 6:00 pm

BOARD MEMBERS	<p><input checked="" type="checkbox"/> Brian Bickhart, President <input type="checkbox"/> Brian Hurst, Vice President <input checked="" type="checkbox"/> Lewis Ponce, Secretary <input checked="" type="checkbox"/> Cheri Boyd, Treasurer <input checked="" type="checkbox"/> Brad Letner, Director <input checked="" type="checkbox"/> Bill Scott, Director <input checked="" type="checkbox"/> JoAnne Romero, Director</p> <p>Alfred Logan, General Manager Jeaneen 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</p>
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1. Call to Order – Bickhart called the meeting to order at 6:02 PM
2. Pledge of Allegiance was led by Letner
3. Roll call was taken and recorded.
4. Executive Session Summary –Lewis Ponce, Secretary

Member Discipline: Code Enforcement Personal and Written Appeals, Public Safety Written Appeals and Citations,
Code Enforcement Citations, Public Safety Citations

Legal Issues: Rules & Regulations regarding a Request for a Change in Age Requirements for Member/Guest Cards,
Rental Rules, Updates on Properties, Presentation on Gating the Community, Ridgcrest Road Surplus Area, By-Law Changes, RE BOD Term Limits, Legal Opinion on the current Water Loan
Contracts: Bear Valley CCC Liquor License, Architect Contract presentation on the Meadow Lark Park plan,
Lake Consultant, Investments
Personnel: Staff Updates

5. 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.

6. SECRETARY'S REPORT – Approval of Meeting Minutes

Motion by Ponce and seconded by Romero to approve the Minutes Open Session Meeting of March 29, 2023. Motion passed.

7. GOVERNMENT AGENCY REPORTS

- Steve Samaras Division Manager Dept Public Works CSA 64
Mr. Samara gave an overview of his Operations Report. Water Conservation Fair on May 13th at the Community Center in SVLA. Going back to Stage 1 Drought Watch.
- Representative to SVL MAC-Municipal Advisory Council San Bernardino County
Dennis Verhagen spoke on behalf of the MAC Group. Looking for a new member, if interested please apply on the county website. The installation of speed humps is going out to bid. Storm drains will be added to the next agenda for the group to discuss.
- San Bernardino County Fire Department
No Representative Present
- California Highway Patrol
No Representative Present
- San Bernardino County Sheriff Department
No Representative Present

8. COMMITTEE REPORTS

- Architectural Committee
No representative.
- Citation Committee
No representative.
- Community Plan Committee
No representative.
- EQ Estates Committee
No representative.
- Finance/Budget Committee
Dave Stolfus reported the committee is working on a presentation to the board regarding the water loan.
- Gating the Community Task Force
No representative.
- Lake Committee
Chris Hall spoke about the 5 year plan they are working on, discussion of the types of boats on the lake, discharge permits, and a meeting scheduled with Lahontan on April 27, 2023.

9. CONSENT CALENDAR

Motion by Letner and seconded by Scott to issue Citations – Code Enforcement and Public Safety Contested and Uncontested Violations presented to the Board for Approval. Motion passed.

10. TREASURER’S REPORT

- A. Motion by Boyd and seconded by Romero to Receive and File the Treasurer’s Report dated March 31, 2023. Motion passed.

DISCUSSION AND ACTION ITEMS

11. Ridgecrest Road Surplus Area – Updates

Alfred Logan explained the area that is in question. The area is along Ridgecrest Road where the roadway will be abandoned approximately 3 lots south of Chinquapin to approximately 14 lots north of Chinquapin. The county approached the Board regarding the easement area land. Property owners present spoke about their concerns, what they would like to see happen with the land and/or what the county suggests. Should the land be deeded to each property owner adjacent to the land, and become their responsibility. If the association took the easement area, what would it become, what can be done? It is not practical for the association to take it. Concerns of homeless is a big concern. Who would extend the block wall? What about property taxes?

Property owners are encouraged to send emails to the association and to the county regarding what they would like to see.

12. Meadowlark Park – Updates

An architect did a presentation to the Board with drawings that lay out the park with some updates. Some additional items were requested by the Board. The drawings will be resubmitted.

13. Rules & Regulations Age Requirement for Member/Guest Cards Request for Change

Motion by Letner and seconded by Scott to approve the changes as written and presented. This lowers the age requirement to 9 years old to have membership/guest cards. Motion Passed 4-2 no’s (Ponce & Romero).

14. Rental Rules

The association attorney will write up the rental rule document.

15. Investments – Updates

All investment accounts will be moved to Heritage Bank.

16. Club Event Request Yacht Club

- a. Guac Off
- b. Patriotic Boat Parade
- c. Lake Poker Run
- d. Land Poker Run
- e. Lake Poker Run II
- f. Trunk or Treat/Boat Parade

Motion by Letner and seconded by Romero to approve the events listed. Motion passed.

17. Club Event Request SVL Veterans Club-Action

- a. Youth Sport & Basketball
- b. Memorial Day Walk

Motion by Letner and seconded by Cheri to approve the 2 events as long as 1 day insurance binders are submitted. Motion passed.

18. Cellular Tower

Suggested locations; Meadowlark Park or Ridgecrest, have been sent to Verizon. Waiting for rendering from Verizon.

19. Lake Updates

7 inches to go until the lake is a full level.

20. Board Action Item BAI 23-04-01 PWC Personal Watercraft – Action

Motion by Letner and seconded by Scott to approve the BAI 23-04-01. Motion passed.

21. Resolution to Record Assessment Lien 2 Accounts Alterra – Action

- a. Account 469920 APN # 3088-201-49-0000
- b. Account 470002 APN # 3088-132-06-0000

Motion by Ponce and seconded by Romero to approve the Resolution to Lien 2 properties. Motion passed.

22. Resolution to Record Updated Assessment Lien – Action

- a. Account 468583
- b. Account 466923 APN # 3088-101-56-0000
- c. Account 467203 APN # 0444-421-06-0000
- d. Account 467887 APN # 0482-112-02-0000

Motion by Romero and seconded by Ponce to approve the Resolutions to record updated liens on 4 properties. Motion passed.

23. Committee Policy and Procedures Update Recommendations

Motion by Letner and seconded Scott to approve the Committee Policy and Procedures updates. Motion passed.

24. Architectural Committee Variances Update Recommendations

Motion by Letner and seconded by Ponce to approve the Architectural Committee Variances Update. Motion passed.

25. Weed Abatement

Motion by Letner and seconded by Boyd to not renew the weed abatement contract with the vendor for approximately 125 lots. Motion passed.

26. BOARD CORRESPONDENCE

A. None

27. MANAGEMENT TEAM REPORTS

- Facilities Maintenance Manager, Erick Corcuera
- Director Public Safety, Lisa Falcetti
- Director of Admin & HR, Jeaneen Beam
- Code Enforcement & Architectural Manager, Clint Summers
- Community Engagement Specialist, Tieranie Hawkins

28. GENERAL MANAGER'S REPORT

Alfred Logan commented on Collections from 2014-2023, the Reserve Study and Code Enforcement will begin annual inspections and are being aggressive with ongoing issues.

29. BOARD OF DIRECTOR'S COMMENTS

30. ADJOURNMENT

The meeting adjourned at 8:52 PM.