



**OPEN SESSION MINUTES**  
**BOARD OF DIRECTORS MEETING**  
**Meadowlark Hall Community Center**  
**12975 Rolling Ridge Drive**  
**Tuesday, May 23, 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 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
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1. Call to Order by Bickhart
2. Pledge of Allegiance was led by Letner
3. Roll call was taken and recorded.
4. Executive Session Summary –Brad Letner, Secretary

At the 05/22/23 Executive Session the Board approved the:

Minutes for the 04/24/23 Executive Session Meetings

At the 05/22/23 Executive Session Meeting the Board discussed or reviewed:

Member Discipline: Code Enforcement Personal and Written Appeals, Public Safety personal Appeals, Code Enforcement Citations, Public Safety Citations, Architectural Committee requests for variance, Committee Applications.

Legal Issues: Board Member Training, Rental Rules, Updates on Properties, Gating the Community, Ridgecrest Road Surplus Area, By-Law Changes, 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.

Motion and approved the Resolution to Record Notice of Default on 3 Properties:

- a. Acct 468718 APN #0482-101-01-0000
- b. Acct 477203 APN #0482-122-22-0000
- c. Acct 470291 APN #0482-081-12-0000

Personnel: Staff Updates, Goals, Annual Calendar.

#### 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.

Dennis Verhagen asked about some information that was questioned at the previous meeting.

Tim Craig asked about the weed abatement program.

CJ Eversole presented an idea to plan a water battle between boats and homes on the channels on the day of fireworks. He was referred to the Yacht Club to organize the event.

#### 6. SECRETARY'S REPORT – Approval of Meeting Minutes

Motion by Letner and seconded by Hurst to approve the Minutes Open Session Meeting of April 25, 2023. Motion passed.

Motion by Letner and seconded by Scott to approve the Minutes of Board of Directors Election April 29, 2023 & May 6, 2023. Motion passed.

#### 7. GOVERNMENT AGENCY REPORTS

- Steve Samaras Division Manager Dept Public Works CSA 64  
Mr. Samaras gave an overview of his Operations Report for the month. He spoke about storm drains; they are cleaned on a need to clean basis. If you are aware of dumping into the storm drains that can be reported to County Code Enforcement at 909-884-4056. A rendering of an redo of the archway at the entrance was shared with the board. Currently they are waiting for a report regarding the encroachment on the west side of the parkway. Should have the report in a week or so. The MAC group is working on the archway project.
- Representative to SVL MAC-Municipal Advisory Council San Bernardino County  
Mr. Verhagen reported the MAC group had nothing to report as there was no meeting.

#### 8. COMMITTEE REPORTS

- Architectural Committee – no report.
- Citation Committee – no report.
- EQ Estates Committee - no report.
- Finance/Budget Committee – Brad Letner reported there was no meeting.
- Gating the Community Task Force – no report.
- Lake Committee – Ruth Brock gave an update on the permit to do any treatments to the lake. The process is in a comment period.

## 9. 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 Boyd to approve issuing citation notices for violations as presented to the board. Motion passed.

## 10. TREASURER'S REPORT

Motion by Boyd and seconded by Hurst to Receive and File the Treasurer's Report dated April 30, 2023. Motion passed.

### DISCUSSION AND ACTION ITEMS

#### 11. Investments – Update

All investment accounts have been transferred to Heritage Bank of Commerce. There was a lot of paperwork to complete the process. Investment reports will be included in the monthly financials to the board.

#### 12. Meadowlark Park – Updates

Hurst and Bickhart will meet with the architect to review all measurements of the park area.

#### 13. Rental Rules – Update

All information is with legal. They are preparing the documents, so they follow the laws that govern rental rules.

#### 14. By-Law Updates

Motion by Letner and seconded by Hurst to have staff seek bids for the election of changing the by-laws. Motion passed.

#### 15. Lake Updates

The updates are part of the Operations Report.

#### 16. Lake Evaluation Status

Currently there is quite a bit of info in the report but more items have been requested.

#### 17. Firework Show Updates

Food vendors will be at the beach all day. Fireworks will begin at approximately 9:00 pm. There will be now wake on the lake starting at 2:00 PM, no one on the lake starting at 7:00 PM and not movement from 8:00 PM until the siren sounds after the firework show.

18. Board Action Item BAI 23-05-01 CB Water Heater

Motion by Letner and seconded by Scott To approve the BAI as recommended and give staff the ability to change if needed. Motion passed.

19. Resolution to Record Assessment Lien 1 Account Alterra

Motion by Letner and seconded by Boyd to approve the resolution to lien Account 468225, APN #3088-092-11-0000. Motion passed.

20. Resolution to Record 3 Updated Assessment Liens Alterra

Motion by Letner and seconded by Hurst to approve the resolution to record 3 updated liens listed below. Motion passed.

- a. Account 485029 APN #0482-145-39-0000
- b. Account 466824 APN #3088-221-04-0000
- c. Account 466632 APN #0482-211-26-0000

21. Committee Assignment Applications

Motion by Letner and seconded by Boyd as amended to approve the committee assignment applications. The following will be voting member on the Architectural committee: Vicki Archer, Brock Baziak, Donovan Damron and JoAnne Romero as an alternate. Motion passed.

22. Architecture Committee Chairperson

Motion by Letner and seconded by Scott to appoint Vicki Archer as the Chairperson for Arch Committee. Motion passed.

23. Architectural Committee Variances Update Recommendations

Under legal review.

24. Equestrian Estates Parking Rule Committee Recommendation

Motion by Letner and seconded by Scott to put rule out for 30 days for review. Motion passed.

25. Archway Monument on Parkway

Steve Samaras gave an update and shared a rendering during his comments.

26. Memorial Honor of Property Owners

Logan stated that he has had several requests for ways to honor residents that have served the community in a positive way.

A committee wa formed to work on the how, what, and where, will this honor be done. The committee is JoAnne Romero, David Stolfus, and Dennis Verhagen.

27. BOARD CORRESPONDENCE

- A. Tim Craig asked about the Board emails being available.  
Individual emails for board members are not distributed.

28. 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

29. GENERAL MANAGER'S REPORT

Alfred Logan spoke about the budget and finance report and results of the survey.

30. BOARD OF DIRECTOR'S COMMENTS

31. Each Board member was called on for comment.

32. ADJOURNMENT

The meeting was adjourned at 8:30 PM.