



OPEN SESSION MINUTES
BOARD OF DIRECTORS MEETING
Meadowlark Hall Community Center
12975 Rolling Ridge Drive
Tuesday, June 27, 2023 ~ 6:00 pm

BOARD MEMBERS	<p><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</p> <p>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</p>
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1. Call to Order by Brian Bickhart.
2. Pledge of Allegiance was led by Brad Letner.
3. Roll call was taken and recorded.
4. Executive Session Summary –Brad Letner, Secretary

At the 06/26/23 Executive Session the Board approved the: Minutes for the 05/22/23 Executive Session

Meetings

At the 06/26/23 Executive Session Meeting the Board discussed or reviewed:

- Member Discipline:
 - Code Enforcement Personal and Written Appeals
 - Code Enforcement Citations
 - Public Safety Citations
 - Architectural Committee requests for variance and appeals
- Committee Applications
- Flag Policy Development
- Legal Issues:
 - Updates on Properties
 - Commercial Area
 - Gating the Community
 - By-Law Changes

- MWA
- Contracts:
 - Reserve Study
 - Bear Valley CC Liquor License
 - Lake Consultant
 - Meadowlark Park - Architect
 - Verizon Cell Tower
- 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.

Tim Craig asked about weed abatement and why the vendor no longer does the weed abatement for property owners but continues to take care of association property for weed abatement.

Gabor Besze said tell your neighbors to come to the meeting. The board is doing a great job.

Mario Garcia spoke about the boat slips and why is it taking so long. Are you happy with the progress. How and when will the slips be done? He also asked about the expert report on the coving of the lake.

Jose Cortez spoke about the removal of trees and the issue with a permit to allow the removal and the concern of the property line. The management said to wait to do the work. Waiting for the IDR with both parties.

Vicki Fitch had questions and concerns about a citation she received. States never received a courtesy notice. She feels the timeline was too long before the fine was upheld. She was encouraged to contact management.

6. SECRETARY'S REPORT – Approval of Meeting Minutes

Motion by Letner and seconded by Hurst to approve the Minutes of the Open Session Meeting of May 23, 2023.

7. GOVERNMENT AGENCY REPORTS

- Steve Samaras Division Manager Dept Public Works CSA 64
Mr. Samaras reviewed his Operations Report. The report is available by a link on the www.svla.com site.
- Representative to SVL MAC-Municipal Advisory Council San Bernardino County
Cheri Boyd stated the council met on June 21, 2023. Captain Johnson from the CHP Office in Victorville attended the meeting. He gave stats as follows: Citations given was 251 through 6/2022, and through 6/2023 was 440. Traffic collisions through 6/2022 was 33, and through 6/2023 was 20. Traffic collisions in SVLA are 3% of all collisions within the boundaries that the Victorville CHP office covers. A crosswalk was considered on the Parkway near the marina. Discussion of the parcel of land of off Ridgecrest with no updates.

It was determined that the proximity is not feasible as it was too close to Vista Point but a crosswalk at Country Club and Parkway is under consideration. Delineator lines on the Parkway were discussed. It is unfounded that the lines help alleviate collisions. The speed humps should begin installation in September. There was also discussion about St. Mary's Hospital will be closing by 2030 due to earthquake safety.

8. COMMITTEE REPORTS

- Architectural Committee – No representative present.
- Citation Committee – No representative present.
- EQ Estates Committee – No representative present.
- Finance/Budget Committee – No representative present.
- Lake Committee – No representative present.
- Gating the Community Task Force – No representative present.

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 Letner and seconded by Scott to approve the violations as presented and issue citation/fine Notices. Motion passed.

10. TREASURER'S REPORT

A. Receive and File the Treasurer's Report dated May 31, 2023

Motion by Boyd and seconded by Scott to receive and file the Treasurer's Report dated May 31, 2023. Motion passed.

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. Resolution and Policy Code of Conduct for Board of Directors

The Board of Directors stood and agreed to follow the Code of Conduct.

Motion by Boyd and seconded by Letner to accept the Resolution and Code of Conduct. Motion passed.

12. Resolution To Transfer Banking Operating Account Relationship to Heritage Bank of Commerce

Motion by Letner and seconded by Scott to approve the Resolution to Transfer Banking Operating Account Relationship to Heritage Bank of Commerce. Motion passed.

13. Board Action Item BAI 23-06-01 Weir Monitors (Inflow & Outflow)

Motion by Letner and seconded by Scott to table the BAI until July for more information. This is to include weir replacement and install, and training on install. Motion passed.

14. Meadowlark Park Architect– Updates

Hurst gave an update on the drawings received. The board is looking at a few changes to the drawings. Once the drawing is approved the plans can go out to bid.

15. By-Law Updates

Letner gave an update. Looking to update a couple of By-Laws; one to update Board terms to 3 years. Along with the election. The number of seats available would become 2, 2, and 3 seats in a rotation each year. Also looking to reduce the quorum numbers and create simple majority for voting. Currently waiting for bids to hold the election and for legal review and writing of the changes.

16. Boat Slip Updates

The first row of slips are almost complete. They are renting out fast. The vendor is also working on the gas pump slips. We don't have a completion date.

17. Lake Evaluation Status

Genterra has submitted a report. The report is under review by the Board.

Tim Craig asked about one of the contractors that did work on the coving. He was questioning if they are a licensed contractor.

18. Committee Assignment Applications

Motion by Letner and seconded by Scott to approve the applications as presented. Motion passed.

19. Architecture Committee Chairperson

Vicki Archer was appointed as the Chairperson for the Architecture Committee.

20. Citation Committee Meetings 2x Per Month

Motion by Stanton and seconded by Stolfus to approve the Citation Committee to meet twice a month. Motion passed.

21. Citation Committee BOD Executive Committee

Motion by Hurst and seconded by Stanton to approve Boyd, Letner, and Scott as the executive committee For review of Citations for the additional meeting per month. Motion passed.

22. Memorial Honor of Property Owners

JoAnne Romero reported that herself, Dennis Verhagen, and David Stolfus have met and are working on the process to honor a property owner. The proposal may be ready to submit to the Board in July. First step is an application to request the honor. There will be a criteria of what types of things will be available for The memorial.

23. Flags on the Parkway Policy – Veterans Club

Motion by Hurst and seconded by Boyd to table this item for 30 days. Motion passed.

24. Flag Policy for Flags at the Marina Area, Community Center, and the EQ Barn area

Motion by Letner and seconded by Hurst to table for 30 days. Samples of flag policies are requested for the July meeting. Motion passed.

25. Reserve Study

The Reserve Study is a complete review of all assets. All updates have been sent to the reserve company to update the study.

26. Budget and Reserves

A soft presentation of the budget for next year will be presented prior to the July Open Session Meeting at 5:30 PM.

27. Verizon Cell Tower Letter of Intent

Letner reported that the placement of the tower be in the center of Meadowlark Park. This would keep it at least 200 ft away from homes and away from the children's play area. Negotiating the monthly payment with Verizon.

28. New Construction Fencing/Shade Cloth

Motion by Letner and seconded by Scott to develop the policy/rule to require fencing and shad cloth around new construction and major remodels in the community.

29. BOARD CORRESPONDENCE

A. N/A

30. 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

31. GENERAL MANAGER'S REPORT

Alfred Logan encouraged everyone take a few minutes each day to pull weeds and take care of your property. Logan encouraged owners to be kinder to staff. There has been employees yelled at and threatened by litigation. Staff are doing their job and don't deserve some of the treatment that has been witnessed in the office.

32. BOARD OF DIRECTOR'S COMMENTS

33. Each Board member was called on for comment.

34. ADJOURNMENT

The meeting adjourned at 8:10 PM.