



OPEN SESSION AGENDA
BOARD OF DIRECTORS' MEETING
Meadowlark Hall Community Center
12975 Rolling Ridge Drive
Tuesday, May 19, 2026 ~ 6:00 pm

Notice of meeting: The Board of Directors of the Spring Valley Lake Association meeting is scheduled for Tuesday, May 19, 2026, at 6:00 pm. Civil Code 4925a. **Discloser: The recording of any SVLA meeting without the prior written consent of the SVLA Board and verbal consent of all those in attendance at the meeting is prohibited except by the Association staff. The Board meeting is recorded for the purpose of the minutes and for the live feed for members. Please silence electronic devices.**

Always have your Membership Card with you when you are on Association Property.

BOARD MEMBERS	☐ Vicki Fitch, President ☐ Steve Troup, Vice President ☐ Danny Barton, Secretary ☐ Ronda Leon, Treasurer ☐ Paul Stanton, Director ☐ David Stolfus, Director ☐ CJ Eversole, Director
STAFF	Frances Diggs, Consultant Jeaneen Beam, Director of HR & Exec Asst. Kayla Thomas, Community Engagement Specialist

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. GOVERNMENT AGENCY REPORTS

- SVL MAC-Municipal Advisory Council San Bernardino County
- San Bernardino County Fire Department
- San Bernardino County Sheriff

5. PROPERTY OWNERS' OPEN FORUM

If you would like to speak during the Open Forum, you must fill out a card and hand it to the recording secretary no later than 6:05 PM. 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. COMMITTEE REPORTS (3-5 per Committee)

- Architectural Committee
- Citation Committee - Presentation
- Communications Committee
- Community Event Team
- EQ Estates Committee
- Finance/Budget Committee
- Lake Committee
- Code Enforcement Task Force

7. TREASURERS REPORT

"The Board of Directors was provided with the December financial reports on March 17, 2026, April 10, 2026, and May 14, 2026, 5 days before the Board meeting for review and consideration. The December financial reports reflected an operating account balance of \$2,344,236, supplemental account balances totaling \$389,564, and reserve account balances totaling \$4,837,803. Monthly reserve transfers of \$140,916 are made in accordance with the approved fiscal year budget.

The January, February, and March financial reports were provided to the Board on May 14, 2026, as prepared by the Association's accounting firm. The reports were provided as-is and had not yet been fully reviewed by the Finance Department as of the date provided. Upon completion of the Finance Department's review, the reports will be resubmitted to the Board for acknowledgment of receipt and filing.

These reports will be submitted to the CPA for their review for the 2025-2026 Annual Audit."

- A. Treasurer's Report December 2025 – Acknowledge
- B. Treasurer's Report January 2026 – Acknowledge
- C. Treasurer's Report February 2026 – Acknowledge
- D. Treasurer's Report March 2026 – Acknowledge

8. EXECUTIVE SESSION SUMMARY – Danny Barton, Secretary

9. SECRETARY'S REPORT – Approval of Meeting Minutes – Motion Acknowledgment

- A. Minutes Open Session Meeting March 24, 2026 6
- B. Minutes Open Session Meeting April 28, 2026 12
- C. Minutes Annual Property Owners/BOD Election Meeting April 25, 2026 16
- D. Minutes BOD Organization Meeting April 25, 2026 19

10. 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

DISCUSSION AND ACTION ITEMS

- 11. Health & Safety Violations – Action 21
 - A. Account # 471167
 - B. Account # 468797

12. Audit FY 2024-2025 – Update by President Fitch

13. Forensic Audit FY 2023-2024 – Update by President Fitch

14. Payables Processing Procedures – Discussion/Action	President Fitch	
15. Non-Judicial Disclosure Options – Action	California HOA Collection Services/Alterra	
16. Resolution to Record Assessment Liens 7 Accounts – Action	Assessment Liens Collection - Alterra	23
a. Acct 469324	e. Acct 485317	
b. Acct 470178	f. Acct 488338	
c. Acct 470263	g. Acct 485432	
d. Acct467556		
17. Resolution to Record Updates Assessment Liens 9 Accounts Alterra– Action		65
a. Acct 470368	f. Acct 483040	
b. Acct 483061	g. Acct 469492	
c. Acct 482864	h. Acct 483095	
d. Acct 484397	i. Acct 482605	
e. Acct 486573		
18. Resolution to Record Subsequent Lien 1 Account Alterra – Action		120
a. Acct 468739		
19. BAI 26-05-03 Board Action Item Bringing Escrow Services in House - Action		145
20. IT Services Agreement – Action		176
21. Alarm Contract – Discussion/Action		196
22. CAIR Lake Committee Action Item Request – Recommendation to Prohibit Fishing at Fishing Area #3 Due to Safety Concerns – Action		203
23. CAIR Equestrian Estates Committee Request for a Dog Park in the EQ Estates Community – Action		205
24. CAIR Architecture Committee Updated Rule for the Use of DG decomposed Granite, dirt and/or wood chips in Landscaping. Updated from the March Board Meeting & 28-day comment period – Action		207
25. CAIR Architecture Committee Updated Rule for the Use of Decomposed Granite in the EQ Estates – Action Updated from the March Board Meeting & 28-day comment period		208
26. Architecture Committee Recommends Possible Use of Wrought Iron Fencing in Fishing Areas – Action		209
27. CAIR Architecture Committee Requests Play Structures and Playground Equipment section 7.29 Arch Guidelines Change to Rule – Action		210
Reason for the Action: Play structures and playground equipment detract from the aesthetics of back yards on golf course and lake lots which can be viewed by passersby. Also, people playing adjacent to the golf course are in danger of getting hit by golf balls and are also a distraction to golfers.		
28. CAIR Citation Review Committee New Garage/Yard Sale Policy – Action Updated from the March Board Meeting & 28-day comment period		211

29. Association Office ADA Walkway – Update by President Fitch -Action	
30. BAI 26-05-01 Board Action Item EQ Estates Bridges – Update Recommendation Submitted – Estimated Cost to Exceed Budget	223
31. EQ Estates Rest Room – Update	
32. Committee Meetings by Zoom -Discussion/Action	
33. Committee Assignment Applications – Action	260-293
34. Architectural Committee Chairperson Appointed by the Board - Action	
35. Board Liaisons to the Committees	293
36. Welcome Committee Formation – President Fitch Discussion - Action	
37. Liaison From Victor Valley College to Spring Valley Lake Association – President Fitch - Action	
38. Short Term Rentals Concerns	294
39. Spring Valley Lake Association Coving Repair RFP Submitted	298
40. Honoree Memorial Bench Request Application – Action	314
41. Staff Orientation with Legal Council	
42. Board Member Training – Discussion/Action	316
43. Homeowner Request Form – Action	318
44. Community Concerns Boat & Trailer Parking – Discussion/Action Section 10.1 of the Association’s Bylaws is titled “Interpreting Article X of the Spring Valley Lake Declaration of Restrictions: <i>the following are judged to fall within the definitions of ‘noxious or offensive activity’ and/or ‘anything (which shall) be done or maintained thereon which may be or become an annoyance or nuisance to the neighborhood.’ (Amended 04/29/78). . . .(a) Parking for extended periods (more than 72 hours) of a recreational vehicle or trailer upon a residential lot containing a residence, in such a manner as to have the recreational vehicle or trailer <u>clearly visible to neighbors or passersby.</u></i>	319
45.PROPERTY OWNER AGENDA ACTION ITEMS/CONCERNS	
46.PROPERTY OWNER CORRESPONDENCE Items in Dropbox for review.	333
47.BOARD OF DIRECTOR’S COMMENTS	
48. ADJOURNMENT	

If you are having difficulties with joining the live feed for the meeting, PSD Dispatch is available for you to call for instructions. The phone number for PSD Dispatch is 760-245-6400 or via email at Dispatch@SVLA.com.