OPEN SESSION MINUTES
BOARD OF DIRECTORS' MEETING
Meadowlark Hall Community Center
12975 Rolling Ridge Drive
Tuesday, June 23, 2026 ~ 6:00 pm

Notice of meeting: The Board of Directors of the Spring Valley Lake Association meeting is scheduled for Tuesday, June 23, 2026, at 6:00 pm. Civil Code 4925a. **Disclosure: 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	_x_ Vicki Fitch, President _x_ Steve Troup, Vice President _x_ Danny Barton, Secretary _x_ Ronda Leon, Treasurer _a_ Paul Stanton, Director _a_ David Stolfus, Director _x_ CJ Eversole, Director
STAFF	Frances Diggs, Consultant Jeaneen Beam, Director of HR & Exec Asst. Kayla Thomas, Community Engagement Specialist

Meeting Rules: In accordance with California Civil Code §§4900–4955, members may attend and observe Board meetings but may not participate in Board deliberations or votes except during the designated Open Forum period. The Board may establish reasonable time limits for member comments. Audio or video recording by attendees is prohibited unless expressly authorized by the Board; however, the Secretary may record the meeting solely to assist with the preparation of minutes, after which the recording will be deleted. All attendees are expected to conduct themselves in a respectful manner. Disruptive behavior, including interruptions, shouting, profanity, personal attacks, threatening conduct, or obscene gestures, is prohibited. Individuals engaging in disruptive conduct may be removed from the meeting, and violations may be subject to enforcement procedures and disciplinary action as authorized by the Association's governing documents and applicable law. This does not include the general session that is recorded on YouTube. Meetings are streamed live. Within 24-48 hours of the meeting, a recording of the meeting will be available for members to view. The link is available in the Deep Dive Newsletter and on www.svla.com under the News tab.

1. CALL TO ORDER-Meeting called to order by President Fitch at 6:03 p.m.
2. PLEDGE OF ALLEGIANCE – Led by Member Chris Harvey.
3. ROLL CALL was taken and recorded.
4. GOVERNMENT AGENCY REPORTS
   - SVL MAC-Municipal Advisory Council San Bernardino County – Report was given by Cheri Boyd.
   - San Bernardino County Fire Department-No representative present.
   - San Bernardino County Sheriff-No representative present.

5. **PROPERTY OWNERS' OPEN FORUM -(3 MINUTES PER OWNER)**

Homeowner Forum: *Members need to complete the speaking forms by 6:05 p.m. the day of the meeting.* Members will be provided with an opportunity to address the Board regarding any agenda item before the Board's consideration of that item. Members wishing to speak must submit a completed Request to Speak form prior to the start of the meeting. Each speaker will be allotted up to three (3) minutes. Comments should be directed to the Board in a respectful and orderly manner. If a member is disrespectful, confrontational, offensive, threatening, or disruptive conduct may result in moderation or forfeiture of speaking privileges. The Board will consider all comments presented, but it is not required to respond during the meeting. Once the Membership Comments period has concluded, the Board will proceed with its business, and additional member comments will not be accepted during Board deliberations unless specifically requested by the Board.

6. COMMITTEE REPORTS (*3-5 Minutes per Committee*)
   - Architectural Committee – No report submitted.
   - Citation Committee – No report submitted.
   - Communications Committee – No report submitted. Meeting is scheduled for July 7, 2026.
   - Community Event Team – No report submitted. Meeting is scheduled for July 7, 2026.
   - EQ Estates Committee – Chairperson Marcia Rhodes reported that residents on the EQ Estates side are asking if parking could be allowed on the bridle trail if the owner is having an event at their home.
   - Finance/Budget Committee-Chairperson Terry Fitch gave an update from the committee's first meeting.
   - Lake Committee – No report submitted.
   - Victor Valley College Liaison – No report submitted.

7. SECRETARY'S REPORT – Approval of Meeting Minutes
   M/S/C (FITCH/TROUP) TO APPROVE THE MINUTES LISTED BELOW LISTED AS ITEMS A, B, C & D WITH CORRECTIONS. VOTE: 5 YES, 0 NO.
   a. Minutes Open Session Meeting March 24, 2026
   b. Minutes Open Session Meeting April 28, 2026
   c. Minutes BOD Organization Meeting April 25, 2026
   d. Minutes Open Session Meeting May 19, 2026
   e. Minutes Annual Property Owners/BOD Election Meeting April 25, 2026

8. CONSENT CALENDAR -Action
   a. M/S/C (LEON/TROUP) TO APPROVE THE MINUTES FROM THE BOARD CITATION SUBCOMMITTEE ON JUNE 2, 2026, AND MAY 26, 2026. VOTE 4 YES, 1 ABSTAIN (FITCH)

DISCUSSION AND ACTION ITEMS

9. Agenda Format Updates The revised public comment procedures for Board meetings were explained. Members wishing to speak on a Discussion/Action Item must complete and submit a speaker card by 6:05 p.m. on the day of the meeting. This comment period occurs near the beginning of the meeting, and each speaker is allotted up to three (3) minutes. During Membership Closing Comments, which are held near the end of the meeting, members may speak on any topic without submitting a speaker card. Each speaker is allotted up to two (2) minutes.

10. Resolution Communication Policy Regulating Communications by Board of Directors and Committee Members. No action taken. This policy will be tabled until the next open meeting.

11. BAI 26-06-01 Board Action Item: Basketball Courts Resurfacing - The Board directed staff to prepare and issue a Request for Proposals (RFP) for the project and return the bids for the Board's review and consideration.

12. BAI 26-06-02 Board Action Item IT/ Cameras Contract
M/S/C (FITCH/TROUP) TO APPROVE STAFF'S RECOMMENDATION TO ENTER INTO A THREE-YEAR AGREEMENT FOR INFORMATION TECHNOLOGY (IT) SUPPORT AND SECURITY CAMERA SERVICES, WITH IMPLEMENTATION TO BEGIN IN JULY, AT AN ANNUAL COST OF $82,000; TO DIRECT STAFF TO CONSOLIDATE IT-RELATED EXPENDITURES CURRENTLY BUDGETED IN ACCOUNT 5780 – SERVICE CONTRACTS INTO ACCOUNT 5782 – IT/SECURITY CAMERAS; AND TO INCLUDE THE FULL ANNUAL CONTRACT COST IN FUTURE FISCAL YEAR BUDGETS TO ENSURE ADEQUATE FUNDING THROUGHOUT THE TERM OF THE AGREEMENT. VOTE: 5 YES, 0 NO.
Introductory Period and Renewal Pricing: A six (6) month introductory period will be provided at our standard rates. During this time, we will provide month-to-month service while we finalize our three (3) year service agreement. If the agreement is not executed within six (6) months, pricing will increase by thirty (30%) per Cent upon renewal. This ensures we can invest in your IT infrastructure while working toward a long term Partnership. (Taken from the X Factor contract.)

13. Lake Coving Project – Updates
The task force has been very busy working on the plan for the project.
A. El Nino Forecast was discussed. It has been forecasted that El Nino could be very strong in California. This means a wetter, stormy winter with the possibility of flooding.

14. Lake Assessment & Management Proposals – 2 Proposals Submitted
The Board directed staff to obtain at least one additional proposal and return the item to the Board for further consideration.

15. Audit FY 2024-2025 – Update by President Fitch
The Audit for the 2024-2025 fiscal year will be completed once the forensic audit has been completed from the prior year 2023-2024.

16. Forensic Audit FY 2023-2024 – Update by President Fitch
The Board is expecting the full Forensic Audit to be completed by the July 2026 board meeting. The attorney has sent their report to the auditor.

17. Firework Show Updates
Firework Show will be on Saturday, June 27th. The show will begin approximately at 9:00 p.m. depending on the weather. There will be food vendors at the beach area. The beach opens at 6:00 a.m. and closes at 10:00 p.m. Please take note of the requirements for member cards, guests and boating rules for the day.

18. Committee Assignment Applications (4)
M/S/C (LEON/BARTON) TO APPROVE THE FOUR APPLICATIONS SUBMITTED. VOTE: 6 YES.

19. Soda Fountain -Document Attached
M/S/C (BARTON/LEON) TO APPROVE TO KEEP THE SODA FOUNTAIN IN THE COMMUNITY KITCHEN. VOTE 5 YES. Policy and Procedures for the soda machine will be prepared.

20. Board/Committee Members' Fees when Attending Association Events

M/S/C (BARTON/TROUP) TO APPROVE ALLOWING BOARD MEMBERS TO ATTEND EVENTS FOR FREE, AS THEY ARE REPRESENTING THE BOARD AT THE EVENTS, AND COMMITTEE MEMBERS MAY ATTEND AT ½ THE COST. VOTE 5 YES.

21. EQ Estate Sign Options – Approved by Arch Committee
M/S/C (LEON/BARTON) TO APPROVE THE EQUESTRIAN COMMITTEE'S RECOMMENDED SIGN DESIGN, FEATURING TWO HORSES POSITIONED ON EACH SIDE OF THE ROUND (CIRCULAR) LOGO, AND TO AUTHORIZE STAFF TO PROCEED WITH ITS INSTALLATION. VOTE: 5 YES.

22. CAIR Equestrian Estates Committee Request for a Dog Park in the EQ Estates Community
This item was tabled on 5-19-2026, to speak with the EQ Estates Committee to see if the dog park is needed if dogs would be allowed to walk on the bridle trails.
M/S (FITCH/TROUP) TO APPROVE MEMBERS TO WALK DOGS ON BRIDLE TRAILS, NON-AGGRESSIVE DOGS, ON LEASHES WITHOUT HORSES PRESENT. - Fitch withdrew the motion.

M/S/C (FITCH/TROUP) TO HAVE STAFF SUBMIT A PROPOSED RULE TO ALLOW DOGS ON THE BRIDLE TRAIL FOR BOARD'S REVIEW AND CONSIDERATION. VOTE 5 YES.
The Board will determine if this recommendation should be sent out to the membership for the 28-day comment period.

23. CAIR Architecture Committee Updated Rule for the Use of DG decomposed Granite, dirt and/or wood chips in Landscaping. 28-Day comment period ended.
M/S/C (LEON/BARTON) TO APPROVE THE UPDATED RULE FOR THE USE OF DG, DIRT, AND/ OR WOOD CHIPS IN LANDSCAPING AS LONG AS THE GREEN RULE IS FOLLOWED.
VOTE 5 YES.

24. Property Owner Concerns Regarding Correspondence/Emails
It was confirmed by the Board of Directors that the General Manager and/or staff will be responding on ' behalf of the Board/Association.

25. Holidays and Saturday Office Hours were reviewed by the Board.
M/S/C (FITCH/TROUP) TO OPEN DISCUSSION REGARDING THE 2026–2027 HOLIDAY OFFICE THE CLOSURE SCHEDULE. VOTE: 5 YES.

M/S/C (EVERSOLE/TROUP) TO APPROVE CLOSING THE ASSOCIATION OFFICE ON THE SATURDAY OF LABOR DAY WEEKEND AND THE SATURDAY OF THANKSGIVING WEEKEND. VOTE: 4 YES, 1 NO (LEON).

M/S/C (EVERSOLE/TROUP) TO MAINTAIN THE ASSOCIATION'S TRADITIONAL HOLIDAY OFFICE CLOSURE SCHEDULE, WITH THE OFFICE CLOSED FROM DECEMBER 24, 2026, THROUGH JANUARY 4, 2027. EMPLOYEES SHALL USE ACCRUED LEAVE FOR ANY REGULAR WORKDAYS DURING THE OFFICE CLOSURE THAT ARE NOT DESIGNATED PAID HOLIDAYS. VOTE: 4 YES, 1 NO (LEON).

26. **GENERAL MEMBERSHIP CLOSING COMMENTS – (TWO MINUTES PER OWNER)**
The General Membership Closing Comments period provides members with an opportunity to address the Board regarding any Association matter, whether or not it appears on the agenda. Each member will be allotted up to two (2) minutes to speak. Comments should be directed to the Board in a respectful and orderly manner. Disrespectful,

confrontational, offensive, threatening, or disruptive conduct may result in moderation or forfeiture of speaking privileges. While the Board welcomes member input and will consider all comments received, the Board is not required to respond during the meeting or take action on matters raised during this forum.

The following topics were addressed by the members: 1. A request to allow members in the Equestrian Estates to walk their dogs on the street, similar to members using the lakeside streets for dog walking; 2. Concerns regarding wave surfing and its potential impact on wear and tear of the lake. Comments regarding the use of Geo-cell on the lake, including a statement that the Lake Committee did not purchase the Geo-cell and that the product is used by the U.S. Army Corps of Engineers, 4. Questions regarding the Association's Directors & Officers (D&O) insurance coverage; and 5. Timeline for the lake-lowering project.

27. PROPERTY OWNER CORRESPONDENCE
FYI-Formal Notice of Concern Sent to the County – the letter addressed the e-bikes and safety within the association from the e-bike.

28. MANAGEMENT REPORTS

29. BOARD OF DIRECTOR'S COMMENTS

30. ADJOURNMENT

The meeting adjourned at 7:43 PM.

Attest:

9/22/26

Board Secretary

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.