OPEN SESSION AGENDA
BOARD OF DIRECTORS' MEETING
Meadowlark Hall Community Center
12975 Rolling Ridge Drive
Tuesday, June 30, 2026 ~ 6:00 pm

Notice of meeting: The Board of Directors of the Spring Valley Lake Association meeting is scheduled for Tuesday, June 30, 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 _a__ Ronda Leon, Treasurer _x__ Paul Stanton, Director _x__ David Stolfus, Director _a__ 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 tab news.

1. CALL TO ORDER by President Fitch at 6:04 PM.
2. PLEDGE OF ALLEGIANCE was led by Chris Harvey
3. Roll call was taken and recorded. Eversole was absent.

   6:08 PM Jeff Beaumont, from Beaumont Tashjian, Legal Counsel to the association joined the meeting by ZOOM. Mr. Beaumont spoke about recent changes and the direction of the association.

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

   Homeowner Forum: *Members need to complete the speaking forms by 6:05 p.m. on 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. 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.

One property owner spoke about the EQ Arena Footing and the importance of the foundation.

5. EXECUTIVE SESSION SUMMARY – Provided by Danny Barton, Secretary

6. FINANCIAL REPORT

   A. Treasurer's Report April 2026
   Consortium has not submitted the April Financials.

   B. March Group Investment Information/Updates
   Working with the March Group to work through concerns. A report should be ready by the next board meeting.

DISCUSSION AND ACTION ITEMS

7. BAI 26-06-03 – Board Action Item Picnic Table Bench Replacements – Reserve Account
   Motion by Fitch second to open discussion.
   Desired Board Action: That the Board of Directors approve the purchase of twelve (12) replacement picnic tables from Amazon in the amount of $12,054.48, plus applicable sales tax and contingency, to be funded through Reserve Fund line 404-Park General category, Picnic tables-partial replacement, with a total not-to-exceed amount of $13,100.00.

   M/S/C (FITCH/TROUP) TO APPROVE STAFF REQUEST TO MOVE FORWARD WITH THE PURCHASE OF 12 PICNIC TABLES FROM AMAZON IN THE AMOUNT OF $12,054.48, PLUS APPLICABLE SALES TAX AND CONTINGENCY, TO BE FUNDED THROUGH RESERVE FUND LINE 404-PARK GENERAL CATEGORY, PICNIC TABLES-PARTIAL REPLACEMENT, WITH A TOTAL NOT-TO-EXCEED AMOUNT OF $13,100.00. MOTION PASSED 5-0.

8. BAI 26/06/04 – Board Action Item Commercial Floor Scrubber
   Staff requests that the Board of Directors approve the purchase of one (1) X-Scrub 20" Max commercial Floor scrubber from Mesquit's Janitorial Supplies, Inc in the amount of $5,402.00, to be funded through budget line 11-5620 (Building Maintenance).

   M/S/C(Fitch/Troup) TO PURCHASE THE AMAZON MODEL INSTEAD OF STAFF RECOMMENDED SCRUBBER. MOTION FAILED. 1-4.

   M/S/C(STOLFUS/STANTON) TO APPROVE STAFF RECOMMENDED FLOOR SCRUBBER OF ONE (1) X-SCRUB 20" MAX COMMERCIAL FLOOR SCRUBBER FROM MESQUIT'S JANITORIAL SUPPLIES, INC IN THE AMOUNT OF $5,402.00, TO BE FUNDED THROUGH BUDGET LINE 11-5620 (BUILDING MAINTENANCE). MOTION PASSED 6-0.

9. BAI 26-06-05 Board Action Item EQ Arena Footing – Reserve

   M/S/C (STOLFUS/STANTON) TO APPROVE BAI 26-06-05 AS STAFF RECOMMENDED FOR THE EQ ARENA FOOTING WORK TO DOUG'S DECORATING & GENERAL CONTRACTING IN THE AMOUNT OF $36,800.00, TO BE FUNDED FROM THE RESERVES LINE 419 SAND & FOOTING ARENA. MOTION PASSED 6-0.

10. WINDOW TINTING AND PRIVACY ENHANCING PROPOSAL

M/S/C (FITCH/TROUP) TO APPROVE TO TABLE. MOTION PASSED 6-0.

11. Memorial Policy Review/Consideration

M/S/C (STOLFUS/BARTON) MOTION TO APPROVE.

M/S/C (FITCH/TROUP) TO AMEND THE MOTION TO HAVE STAFF MAKE RECOMMENDATIONS OF BENCHES, GAZEBOS, AND TABLES. MOTION PASSED 3-2. NO-STOLFUS AND STANTON

12. Memorial Bench with Plaque Request for Approval

M/S/C (FITCH/TROUP) TO TABLE FOR STAFF MAKE RECOMMENDATIONS FOR BENCHES. MOTION PASSED 3-2 NO STANTON AND STOLFUS.

13. Lake Coving Project – Updates

M/S/C (FITCH/TROUP) TO APPROVE TO TABLE. MOTION PASSED 6-0.

14. Use of Well Water to Refill the Lake – Discussion

M/S/C (FITCH/TROUP) TO APPROVE TO TABLE. MOTION PASSED 6-0.

15. Committee Assignment Applications (1)

M/S/C (BARTON/TROUP) TO APPROVE THE COMMITTEE ASSIGNMENT APPLICATION FOR BILL WALTERS-CITATION COMMITTEE. MOTION PASSED 6-0.

16. Audit 2024-2025 – Updates
President Fitch stated the plan is to have the audit available at the next open session meeting.

17. Forensic Audit 2023-2024 – Updates
President Fitch stated the plan is to have the forensic audit available at the next open session meeting.

18. Weed Abatement Program - Updates
President Fitch updated the membership that Lawnscape Systems will assist the association with weed removal services.

19. Invocation

M/S/C (BARTON/TROUP) TO APPROVE HAVING AN INVOCATION AT THE START OF BOARD MEETINGS. MOTION PASSED 3-2 NO-STOLFUS AND STANTON.

20. Townhall Meeting to be Scheduled
Tentatively scheduled for Wednesday, July 29th at 6:00 PM. Waiting for confirmation of law enforcement and other speakers. This town hall meeting is for discussion of E-bikes, Health & Safety Citations, Short Term Rentals, and lithium-ion batteries.

21. Short Term Rentals Discussion
This item will be discussed at the town hall meeting. Community input is very important.

22. Operating System Updates
Update Provided by President Fitch.

23. Greater High Desert Chamber of Commerce – Association Contact
President Fitch will be the association's contact with the Greater High Desert Chamber of Commerce.

24. **GENERAL MEMBERSHIP CLOSING COMMENTS**

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.

Six members spoke during the General Membership Closing Comments.
Members spoke about the following subjects: 1. Great Fireworks Show, 2. concerns about the e-bikes and e-motorcycles, and 3. during the day/night of the firework show the e-bikes and motorcycles were everywhere and the seemed to be no presence of CHP or Sheriffs in the community.
4. lake needs to be lowered for repairs, there are concerns of the fish and turtles in the lake, and all the trash and litter, 5. have these things been addressed,
6. have pavers been considered as a way to do the memorials?
7. concerns of Board members on social media and the community is going downhill.
8. concerns with the posts on social media including Facebook. The community needs to come together.
9. the Archway was addressed about and how to keep the arch with updates.

25. PROPERTY OWNER CORRESPONDENCE
    a. ZOOM meetings for the Lake Committee
    Lake Committee is to meet on site. If quorum is present others may join the meeting by ZOOM.

26. BOARD OF DIRECTOR'S COMMENTS

27. ADJOURN
The meeting adjourned at 7:43 PM.

REGULAR SCHEDULED OPEN SESSION MEETINGS DATES 2026
7/28/26 ~ 8/25/26 ~ 9/22/ 26 ~ 10/27/26 ~11/17/2026~ 12/15/26 (November & December meetings Are one week earlier due to the holidays)

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.

Attest:
9/22/26
Board Secretary