OPEN SESSION MINUTES
BOARD OF DIRECTORS' MEETING
Meadowlark Hall Community Center
12975 Rolling Ridge Drive
Tuesday, July 28, 2026 ~ 6:00 pm

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

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 6:03 PM.
2. PLEDGE OF ALLEGIANCE-was led by Director Ronda Leon.
3. INVOCATION-was led by Pastor Dennis Davenport, High Desert Church.
4. ROLL call was taken and recorded. Director Paul Stanton was absent.
5. GOVERNMENT AGENCY REPORTS
   - SVL MAC-Municipal Advisory Council San Bernardino County – No representative present.
   - San Bernardino County Fire Department-No representative present.
   - San Bernardino County Sheriff – No representative present.
6. **PROPERTY OWNERS' OPEN FORUM (3 MINUTES PER OWNER)**
   Homeowner Forum: The following matters were discussed by members: 1. Objection to Invocation, 2. Audit for members to review, and 3. Dogs on bridle trails.
7. COMMITTEE REPORTS (*3-5 Minutes per Committee*)

- Architectural Committee -No representative present.
- Citation Committee – No representative present.
- Communications Committee – Secretary Danny Barton reported the first meeting did not meet quorum.
- Community Event Team – No representative present.
- EQ Estates Committee -Minutes Provided. – Marcia Rhodes reported on discussion at their EQ Committee meeting.
- Finance/Budget Committee – Minutes Provided. – Terry Fitch reported on the committees action in reviewing the 2025-2026 Reserve Study, PSD study, and RFP for fuel. It is their opinion that Beck is not convenient. RFP was sent to Shell, Chevron, and Marina Market. (All local stations).
- Lake Committee – Minutes Provided. – Steve Troup reported on behalf of the Committee.
- Victor Valley College Liaison – Karen Engelson introduced herself to the Board.
- Welcome Committee – Tish Ramirez reported on progress of the committee. Meetings are on the 2nd Wednesdays. The next scheduled date is August 19, 2026.

8. EXECUTIVE SESSION SUMMARY – Secretary Danny Barton provided a summary of the Executive Session meetings held on July 9, 2026, and July 20, 2026.

9. SECRETARY'S REPORT – Approval of Meeting Minutes – Acknowledgment /Action
   a. Minutes Open Session Meeting June 16, 2026
   b. Minutes Open Session Meeting June 23, 2026
   c. Minutes Open Session Meeting June 30, 2026

   M/S/C (FITCH/TROUP) TO TABLE THE OPEN SESSION MEETING MINTUES FOR JUNE 16, 2026, JUNE 23, 2026, AND JUNE 30, 2026, TO THE AUGUST 25, 2026 MEETING. VOTE: 5 YES 1 NO-STOLFUS.

10. Financial Reports Review / Action – The following financial reports were submitted to the Board:
    a. Period Ending 4/30/2026 – The Board reviewed the notes to financials from staff.
    b. Period Ending 5/31/2026 – The Board reviewed the notes to financials from staff.

    M/S/C(FITCH/TROUP) TO TABLE ITEMS A AND B, PERIOD ENDING 4/30/2026 AND 5/31/2026 FINANCIAL REPORTS UNTIL THE CPA HAS REVIEWED THE REPORTS. VOTE: 6 YES.

    c. Investment Options – The March Group – Treasurer Ronda Leon reported to the membership that the reserve funds had been invested by the previous Board of Directors prior to the 2026 Annual Election. Below is the investment outline:

Maturity Year	Original Amount Invested	Maturity Value	Projected Interest Earned
2027	$800,000.00	$830,100.00	$30,100.00
2028	$2,976,643.76	$3,165,000.00	$188,356.24
2029	$502,795.97	$550,000.00	$47,204.03
2032	$500,000.00	$500,000.00	NOT DETERMINED
Total	**$4,779,439.73**	**$5,045,100.00**	**$265,660.27**

    d. Ratification of Pinnacle Bank - M/S/C(FITCH/TROUP) TO APPROVE THE RATIFICATION OF APPROVING TO OPEN/TRANSFER OF ALL ACCOUNTS WITH HERITAGE/CITIZEN'S BANK TO PINNACLE BANK. VOTE: 5 YES 1 ABSTAIN (LEON). It shall be noted that the Board interviewed Axos Bank, Sunwest Bank, Pinnacle Bank and 1st Citizen's Bank before making this decision.

e. Bank Account Outline for Consideration – M/S/C (FITCH/LEON) TO APPROVE TO OPEN THE FOLLOWING BANK ACCOUNTS AT PINNACLE; OPERATING ACCOUNT, RESERVE ACCOUNT, EVENT ACCOUNT, DEPOSIT ACCOUNT, AND SWEEP ACCOUNTS FOR THE OPERATING AND RESERVE ACCOUNTS. VOTE 6 YES.
Operating account, Reserve Account, Event Account, Deposit Account and Sweep Accounts for the Operating and reserve account to ensure the Association has the accounts properly insured.

DISCUSSION AND ACTION ITEMS

11. Accounts Recommended for Lien Authorization – Review /Action
    a. 31 Accounts Presented for Lien Authorization
    M/S/C(FITCH/TROUP) TO AUTHORIZE THE RECORDING OF ASSESSMENT LIENS PURSUANT TO THE ASSOCIATION'S COLLECTION POLICY AND APPLICABLE CALIFORNIA CIVIL CODE PROVISIONS AGAINST THE FOLLOWING ACCOUNT NOS. **467556, 468739, 483095, 469492, 470178, 469324, 468999, 483061, 482864, 483040, 485317, 488338, 482605, 486573, 486088, 485432, 484397, 485823, 485321, 469276, 487110, 486782, 487172, 468392, 484635, 488974, 487549, 467245, 488373, 487296, AND 487522**, SUBJECT TO FINAL VERIFICATION BY MANAGEMENT IN ACCORDANCE WITH THE ASSOCIATION'S COLLECTION POLICY.VOTE 6 YES.

12. Tenant Membership Contract & Legal Review – Review /Action
    M/S/C (BARTON/EVERSOLE) TO APPROVE TO TABLE THE TENANT MEMBERSHIP CONTRACT TO THE AUGUST 17, 2026, EXECUTIVE SESION MEETING TO DISCUSS THE LEGAL OPINION PROVIDED BY THE ASSOCIATION'S ATTORNEY. VOTE 5 YES 1 NO (LEON).

13. RFP Task Force Approval of Appointment of Members – Review / Action
    M/S/C (BARTON/TROUP) TO APPROVE TO APPOINT MIKE O'NEIL, SHAWN TARANGO, ANTHONY IBRAHIM, JOHN NGUYEN, KOLBY MOORE, LARRY HOOVER, RANDY DEWEY, RICHARD BERGER, RICK ZIMMERMAN, AND TERRY FITCH TO THE RFP TASK FORCE/ COMMITTEE. MEMBERS SHALL BE COVERED BY THE D&O COVERAGE. VOTE 6 YES.

14. Resolution Communication Policy Regulating Communications by Board of Directors and Committee Members – Review /Action
    M/S/C(STOLFUS/EVERSOLE) APPROVE TO TABLE THE COMMUNICATION POLICY PROVIDED BY LEGAL COUNSEL UNTIL THE AUGUST 17, 2026, EXECUTIVE SESSION MEETING. VOTE 4 YES 1 NO (FITCH) 1 ASTAIN (LEON)

15. Spring Valley Lake Little League Requests -Discussion/Action – Update Provided by Director of Operations. President Fitch stated she would contact the League to obtain a primary point of contact. And provide email an files that she had on a disk. Steve Troup also stated he had contact from Little League.

16. ADA Update Provided by Director of Operations – An inspection with the CASp Inspector is pending. The Association is seeking a hardship exception for the Administration Office.

17. Equestrian Bridge Replacement – Update provided by Director of Operations
    M/S (BARTON/LEON) TO APPROVE THE REPAIRS IN THE AMOUNT OF $120,000 SUBMITTED BY G's UNITED CONCRETE FOR FOUR BRIDGES . THIS EXPENSE SHALL BE PAID FROM THE ASSOCIATION'S RESERVES. MOTION TO MODIFY – M/S/C (FITCH/TROUP) TO APPROVE THE CONTRACT AND TO DIRECT THE EXECUTIVE COMMITTEE TO VERIFY THE AVAILABILITY OF RESERVE FUNDING IF MONEY IS AVAILABLE NO NEED TO RREADDRESS. VOTE 6 YES.

18. BAI 26-07-01 Board Action Item Basketball Courts Resurfacing – Review /Action
The Board reviewed the BAI. The request is for the basketball court resurfacing project. Baseline Tennis Courts submitted their estimate in the amount of approximately $30,000. The recommendation would be to pay this expense from reserves from Reserve Line Item 1607 – Basketball Courts.
M/S/C (STOLFUS/BARTON) TO APPROVE THE BAI 26-07-01 FOR THE BASKETBALL COURT RESURFACING PROJECT SUBMITTED BY BASELINE TENNIS COURTS IN THE AMOUNT OF APPROXIMATELY $30,000. THIS EXPENSE SHALL BE PAID FROM THE RESERVES AS RECOMMENDED. VOTE 6 YES.

19. BAI 26-07-02 Board Action Item Fishing Area #8 Walkway – Review / Action
The Board reviewed the request for the Endura Steel aluminum walkway purchase for Fishing Area #8 in the amount of $14,686.90, with a 10% contingency, to be funded from Line Item 11-5630 – Grounds Maintenance in the FY 2026/2027 operating budget.
M/S/C (LEON/EVERSOLE) TO APPROVE STAFF'S RECOMMENDATION FOR THE REPAIRS AT WALKWAY FISHING AREA #8 THIS REPAIR SHALL INCLUDE THE ENDURA STEEL ALUMINUM WALKWAY IN THE AMOUNT OF $14,686.90, WITH A 10% CONTINGENCY, TO BE FUNDED FROM LINE ITEM 11-5630-GROUNDS/MAINTENANCE IN THE FY 2026/2027 OPERATING BUDGET VOTE: 6 YES. Maintenance will add appropriate signage to not allow golf carts.

20. EQ Footing - The Director of Operations provided an update regarding the arena footing project. EQ residents have been notified of the project schedule.

21. Memorial Benches & Gazebo – Update provided by Directors of Operations – Review / Actions
The Board reviewed the recommendations. M/S/C (BARTON/LEON) TO APPROVE TO TABLE THIS DISCUSSION UNTIL AFTER THE LAKE LOWERING. VOTE 4 YES 2 NO (TROUP/EVERSOLE)

22. Lake Coving Project –President Fitch reminded members that all vessels must be removed from the lake by August 15, 2026.

23. Boat Slip Date of Relocation – Review / Action – Update provided by Director of Operations.
M/S/C(FITCH/STOLFUS) TO APPROVE RAMCO'S ESTIMATE IN THE AMOUNT OF $36,000 TO BE PAID FROM THE RESERVES BECAUSE OF THE WARRANTY CONCERNS FOR THE NEWER SLIPS. THE ESTIMATE INCLUDES REMOVAL AND RELOCATION OF SLIPS AND DEMO. VOTE 5 YES.
SECRETARY BARTON DID NOT PARTICIPATE IN VOTE AS HE DEPARTED AT 8:14 P.M. AND RETURNED AT 8:16 P.M.
    a. Boat Slips Paid through:
        i. Slips Expire 6/30/26 – 28 RESIDENTS
        ii. Slips Expire 7/31/26 – 28 RESID
        iii. Slips Expire 8/31/26 – 20 RESIDENTS

M/S/ (FITCH/TROUP) TO APPROVE TO CREDIT MEMBER'S THE SLIP FEE FOR MONTH OF AUGUST. AMENDED – M/S/C (LEON/STOLFUS) TO APPROVE A CREDIT OF 2 WEEKS DUE TO REQUIRING THE REMOVAL OF THEIR VESSEL BY 8/15/2026. VOTE 5 YES 1 NO (EVERSOLE)

        iv. Slips Expire 9/30/26 - 6
        v. Slips Expire 10/31/26 - 1

M/S/C (FITCH/EVERSOLE) TO APPROVE TO CREDIT THE SLIP FEES TO THE MEMBER'S ACCOUNT FROM 8/15/2026 THROUGH THE DATE OF FEES PAID. VOTE 6 YES

24. Boat Slip Warranty Maintenance -Update by Director of Operations the contractor is scheduled to come out The week of August 4th to address the concerns.

25. Request for Proposal (RFP) Community Center AV System Upgrade - Update by Director of Operations. M/S/C (FITCH/TROUP) TO APPROVE SECRETARY BARTON TO REACH OUT TO BROTHER-IN-LAWRAWLEY TO SPEAK TO ERICK CORCUERA REGARDING THE AUDIO SYSTEM IN THE COMMUNITY CENTER. VOTE 6 YES.

26. EQ Estate Sign – Director of Operations provided an update that the Town of Apple Valley has stated that the wall on the EQ side is the maintenance responsibility of the Association. The wall is the entire wall along Bear Valley Rd. between Reata and the Mojave Riverbed. Staff will continue discussions with the Town of Apple Valley regarding maintenance responsibility for the wall.

27. Maintenance Break Room – Update by Director of Operations – the break room has been framed.

28. Reserve Study Update – Update provided by Director of Operations that he met with the Finance/Budget committee to go through the 2025-2026 Reserve Study in the month of July.

29. X-Factor IT Service Agreement – Update was provided by Director of Operations – It was confirmed that the approval made by the Board last month was at a reduced rate for six months – month to month contract; after this introductory period, the contract amount will increase by 30% unless another contract is approved.

30. Boat and RV Parking on Driveway Moratorium – Discussion/Action M/S/C (FITCH/TROUP) TO APPROVE TO CONTINUE THE DRIVEWAY MORATORIUM AS DIRECTED BY THE ASSOCIATION'S ATTORNEY FOR SAFETY CONCERNS UNTIL FURTHER NOTICE. VOTE 4 YES. MEMBER EVERSOLE DID NOT PARTICIPATE IN THE VOTE AS HE DEPARTED THE MEETING AT 8:49 AND RETURNED AT 8:51 P.M.

31. Approval/Ratification of CINC's Operational System for Association – Discussion /Action M/S/C (FITCH/TROUP) TO APPROVE CINC AS THE ASSOCIATION'S NEW OPERATING SOFTWARE PLATFORM. VOTE 6 YES.

32. Audit FY 2024-2025 – Update was provided by President Fitch that the audit was completed but on hold for the Forensic Audit.

33. Forensic Audit FY 2023-2024 – Update was provided by President Fitch that the Association's attorney is reviewing the information to provide the Board direction on how to proceed at this time.

34. Invoice Approval Structure and Process/Payable Guidelines –M/S/C (STOLFUS/LEON) TO APPROVE THE APPROVAL STRUCTURE AND PROCESS AS STATED. VOTE 6 YES.

35. Committee Assignment Applications (4) – M/S/C (FITCH/LEON) TO APPROVE THE APPLICANTS TO THE COMMITTEES AS REQUESTED. VOTE 6 YES.

36. Soda Fountain – The Board reviewed the proposed policies and procedures as submitted by staff. M/S/C (EVERSOLE/BARTON) TO APPROVE MEMBER EVERSOLE TO REVISE THESE GUIDELINES AND RESUBMIT TO THE BOARD FOR REVIEW AT THE AUGUST 25, 2026, MEETING. VOTE 5 YES 1 ABSTAIN (EVERSOLE)

37. 2026-2027 Event Schedule –The Board reviewed the proposed 2026–2027 event schedule and pricing. Treasurer Leon recommended establishing a maximum entertainment budget of $800.00

per band per event. President Fitch recommended that staff balance expenses with projected event revenues and sponsorship opportunities. Staff was directed to revise the event budget and return it to the Board for further consideration.

38. Invocation Implementation – M/S/C (FITCH/LEON) TO APPROVE FOR PRESIDENT FITCH TO OVERSEE THIS PROCESS. VOTE 6 YES.

39. Media Policy – M/S/C (EVERSOLE/STOLFUS) TO APPROVE TO TABLE UNTIL AUGUST 25, 2026. VOTE 6 YES

40. Dog/Pedestrian Proposed Regulations for Board Consideration - Current Rule 10.7. Dogs are not allowed on SVL bridle trails. Any person found on the bridle trail with a dog (whether leashed or unleashed) may be subject to citation from SVLA. Loose dogs found on any SVLA property will be reported to Apple Valley Animal Control. The Board reviewed the proposed regulations. M/S/C (RONDA/BARTON) TO APPROVE TO SEND THE PROPOSED RULES AND REGULATIONS TO THE MEMBERSHIP FOR THE 28-DAY COMMENT PERIOD. VOTE 5 YES 1 NO (EVERSOLE)

41. **GENERAL MEMBERSHIP CLOSING COMMENTS**
The General Membership Closing Comments: The following comments were made: 1. Smoking in fishing area #4, 2. Maintenance of EQ Area, and 3. In favor of Invocation.

42. PROPERTY OWNER CORRESPONDENCE – Review / Action
The Board will review written correspondence submitted by property owners regarding Association business. Correspondence may be received, discussed, referred to staff or legal counsel, or acted upon by the Board, as appropriate.

43. MANAGEMENT REPORTS were reviewed by the Board of Directors.

44. NEXT MEETING DATES: REGULAR: 8/25/2026, 9/22/2026, 10/27/2026, 11/17/2026 OR 11/24/2026 AND 12/15/2026
Executive Meetings: 8/17/2026, 9/14/2026, 10/20/2026, 11/9/2026, and 12/7/2026
Budget Meetings: 9/12/2026 @ 10 a.m.; 9/15/2026 @ 6:00 p.m. & 9/22/2026 @ 6:00 p.m.

45. BOARD OF DIRECTOR'S COMMENTS- Thank you for coming.

46. ADJOURNMENT - Meeting adjourned at 10:25 p.m.

Attest:

PL Sn 9/22/26

Secretary