Spring Valley Lake Association
Board of Directors
Open Session Meeting
Meadowlark Park-Community Center
12975 Rolling Ridge Drive, Victorville
Tuesday, August 25, 2026 ~ 6:00 pm

Minutes

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.

Call to Order by President Leon at 6:00 PM.

Roll Call

Directors Present:

- President Ronda Leon, Vice President Steve Troup, Treasurer David Stolfus, Secretary Paul Stanton, and Director C.J. Eversole

Director Absent:

- Director Vicki Fitch. The record will reflect that Danny Barton submitted his resignation.

A quorum of the Board was present.

Staff and Guests Present

- Frances Diggs, General Manager
- Jeaneen Beam, Director of Human Resources/Executive Assistant
- Kayla Thomas, Community Engagement Specialist
- Jeffrey A. Beaumont, Esq., Association General Counsel

Pledge of Allegiance

The Pledge of Allegiance was conducted.

PROPERTY OWNERS' OPEN FORUM (3 MINUTES PER OWNER)

Homeowner Forum: Members wishing to address the Board regarding an agenda item were required to submit a completed Request to Speak form by 6:05 p.m. and identify the applicable agenda item. 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. Please indicate the agenda item number on the Request to Speak Form. 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.

Owners in attendance commented on the information on the Agenda.

Item Number 10002 - Review/Discuss/Action – Lake Lowering Project

A. Lake Lowering Concerns - The Board reviewed the concerns associated with the proposed lake-lowering project. The project was paused pending the retention and recommendations of a qualified engineer.
B. Engineer Options – Staff was directed to obtain estimates.
C. Combining the RFP Task Force with the Lake Committee – The Board approved combining the RFP Task Force and Lake Committee to coordinate the review of the lake project.

Item Number 10003- Review/Discussion/Action – CLA CliftonLarsonAllen LLP
Report by Auditor for the Fiscal Year 2024-2025 – Attended via telephone. Confirmed no evidence of Fraud or theft.

Item Number 10004-Review/Discussion/Action – Jeff Beaumont, Legal Counsel
Report on the Forensic Audit for the Fiscal Year 2023-2024

Jeffrey A. Beaumont, Esq., Association General Counsel, presented the results of the Board's review of the forensic audit for fiscal year 2023–2024.

Mr. Beaumont reported that the review did not identify evidence of fraud or theft. However, the review identified areas where the Association's financial and administrative practices, procedures, documentation, and internal controls should be strengthened.

The review also identified concerns regarding past governance and financial practices, including:

- Certain Board decisions were not adequately documented in the meeting minutes;
- Potential conflicts of interest were not properly disclosed or documented; and
- The CID contract and related accounting practices did not comply with required financial and accounting procedures.

The Board confirmed that, based upon the information presently available, it is not pursuing legal action against former Board members, former employees, or third parties at this time.

Instead, the Board agreed to move forward with developing and implementing improved policies, procedures, and internal controls based upon recommendations provided by the Association's independent CPA auditors and General Counsel. These measures are intended to strengthen financial oversight, establish clear and consistent procedures, improve documentation, and provide greater accountability going forward.

M/S/C (EVERSOLE/LEON) TO TAKE NO LEGAL ACTION AT THIS TIME AGAINST ANY FORMER BOARD MEMBERS, FORMER EMPLOYEES, OR THIRD PARTIES BASED UPON THE INFORMATION PRESENTLY AVAILABLE. MOTION CARRIED UNANIMOUSLY, VOTE 5–0.

Board Action: The Board received and accepted the report and directed management to work with the Association's CPA auditors and General Counsel to develop and implement the recommended financial and administrative policies and procedures.

Item Number 10005-Review/Discussion/Action – Board Reorganization –
Following discussion, the Board confirmed the following officer appointments:

- **Ronda Leon — President**
- **David Stolfus — Treasurer**
- **Paul Stanton — Secretary**

M/S/C: (STANTON/TROUP) TO APPROVE THE OFFICER APPOINTMENTS AS PRESENTED, EFFECTIVE IMMEDIATELY. **VOTE:** 5-0.

The officer appointments were effective immediately.

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 was allotted up to two (3) 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 members 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.

Next Meeting Dates: Scheduled Executive Session Meeting Dates 2026:
9/1/26, 9/8/26, 9/15/26, 10/6/26, 10/13/26, 10/20/26, 11/10/26, 12/8/26

Scheduled Open Session Meeting Dates 2026:
9/22/26, 10/27/26, 11/17/2026 AND 12/15/2026

Budget Meeting Dates 2026:
9/12/26, 9/15/26, 9/22/26

There being no further business before the Board, President Ronda Leon adjourned the meeting at ~~7:48~~ PM.

Paul Stanton 9/22/26

Paul Stanton Secretary