



**OPEN SESSION MINUTES
BOARD OF DIRECTORS MEETING
MAY 27, 2014 6:00 PM
12975 ROLLING RIDGE DRIVE
SPRING VALLEY LAKE, CA 92395**

BOARD MEMBERS

☒ Scott Eckert, President
☒ Ilene Bandringa, Vice President
☐ Robert McCoy, Secretary
☒ Stephen Garcia, Treasurer
☒ Jonathan Tasker, Director
☒ Mike Visser, Director
☐ Kenneth Martell, Director

STAFF

Glenn Grabiec, General Manager
Jeaneen Beam, Director Administration & HR
Dennis Teece, Director of Operations
Paul Beam, Director Community Services
Alfred Logan, Director Public Safety
Dee Dee Walker, Controller

OTHERS

CALL TO ORDER

Flag Ceremony - Pledge of Allegiance led by the Cub Scouts
Cub Scouts and Boy Scouts Pack 26 presented a collage of pictures from activities at the community building and thanked the association for their support.

Roll call was taken and recorded

HOMEOWNERS OPEN FORUM

During Homeowners open forum, each owner may address the board for up to three minutes. A director or manager may briefly respond to statements made or questions posed. 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, he/she 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. All persons must follow the Meeting Rules.

Joseph Brady spoke about Board training, hiring of John Husing, problems with rentals, and submitted charts from studies that John Husing has completed

Ted Marshall spoke about bringing the no-wake zone back and the clarity of the lake.

Kelly Bergstrom spoke about the need for a no-wake zone for those that kayak.

Larry Hoover invited anyone with concerns about the lake to the next Lake Committee meeting

SECRETARY'S REPORT

A. Approval of meeting Minutes

Motion by Bandringa to approve the Regular Open Session Meeting April 22, 2014 minutes; seconded by Tasker. Motion passed 4-0. Abstain – Garcia. Absent-McCoy and Martell.

Motion by Bandringa to approve the Semi-Annual Homeowners/Board Election Meeting April 26, 2014 minutes; seconded by Visser. Motion passed 5-0. Absent – McCoy and Martell.

Motion by Tasker to approve the Organizational Meeting Open Session April 26, 2014 minutes; seconded by Bandringa. Motion passed. Motion passed 5-0. Absent – McCoy and Martell.

I. CONSENT CALENDAR

A. Citations - Contested and Uncontested Violations presented to the Board for Approval to issue Citation-Fine notices.

Motion by Bandringa to approve issuing fine notices for the citations presented to the Board as Amended; seconded by Tasker. Motion passed 5-0. Absent – McCoy and Martell.

II. TREASURER'S REPORT

Motion by Garcia to Received and File the Treasurer's Report dated April 30, 2014; seconded by Visser. Motion passed 5-0. Absent – McCoy and Martell.

III. DISCUSSION AND ACTION ITEMS

PROPERTY OWNERS WILL HAVE AN OPPORTUNITY TO MAKE COMMENTS OR ASK QUESTIONS REGARDING DISCUSSION AND ACTION ITEMS THAT ARE ON THE AGENDA PRIOR TO THE BOARD PRESIDENT CALLING FOR A VOTE. IF YOU WISH TO SPEAK DURING THIS TIME, PLEASE FILL OUT A CARD AND HAND IT TO THE RECORDING SECRETARY. THE PRESIDENT OF THE BOARD WILL CALL ON YOU. THERE IS A LIMIT OF 2 MINUTES PER SPEAKER.

A. Committee Nominations and Resignations

1. none

B. Committee Assignment Applications submitted for consideration as a Committee Member for the year of June 2013-May 2014 -Motion

2. none

Motion by Bandringa to extend the Committee Assignments one month due to a lack of applications; seconded by Garcia. Motion passed 5-0. Absent – McCoy and Martell.

C. Community Task Force Update

Rory Shannon Chairperson to the Task Force gave an update on the priority items the task force is focusing on. The items are rental units; on-site and off-site landlords, researching the multi-housing plan and if it works for the association, and updating the Governing Documents.

D. Tamarisk Market Place Update

Tasker reported there are no new updates. Still waiting to hear if a ruling has been made on the case presented by Wal-Mart to allow construction to start during the time that reports are to be resubmitted.

E. CAIR 14-05-01 Planning Committee Action Item Request

1. CB Design Phase Completed: Tom Steeno from Steeno Design presented a Video Presentation and rendering of the Community Building. The plan calls for a 6186 square foot addition which takes the building from 9143 sq ft to 15529 sq ft.

F. CAIR 14-05-02 Planning Committee Action Item Request

1. The committee asked that money collected from the bad debt be marked for the CB Updates. The Board will take into consideration if the project goes forward.

G. CAIR 14-05-03 Planning Committee Action Item Request

1. Cash for Grass Program will be researched if the project goes forward.

H. CAIR 14-05-04 Planning Committee Action Item Request

1. Moving of the backstops at Meadow Lark Park would be part of a redo if the CB project moves forward and will be taken into consideration.

I. CAIR 14-05-05 Planning Committee Action Item Request

1. Rules & Regs Change – Dogs/pets/Animals allowed at the park or a dog park. The Board will take into consideration.

J. CAIR 14-05-06 Planning Committee Action Item Request

1. Design Approval of the Community Building (only)

Motion by Bandringa to approve the design concept only of the CB project but not moving forward at this time; seconded by Garcia. Motion passed 5-0. Absent – McCoy and Martell.

K. CAZCOM, Inc. Amateur Radio Repeater Contract/Lease

Motion by Tasker to approve the lease for the repeater to be placed at quartzite Mtn there is no cost for this, seconded by Bandringa. Motion passed 5-0. Absent – McCoy and Martell.

L. Total Property Management Collection Policy Approval- Updated by Alterra

Motion by Bandringa to approve the Total Property Management Collection Policy Updated by Alterra; seconded by Garcia. Motion passed 5-0. Absent – McCoy and Martell.

M. Reaffirm the Operating Policy for SVLA

Motion by Bandringa to reaffirm the Operating Policy; seconded by Visser. Motion passed 5-0. Absent – McCoy and Martell.

N. Reaffirm the Accounting Practices Policy

Motion by Bandringa to reaffirm the Accounting Practices Policy; seconded by Tasker. Motion passed 5-0. Absent – McCoy and Martell.

O. Reaffirm the Resolution and Policy on a Code of Conduct for the Board
Of Directors

Motion by Tasker to reaffirm the Resolution and Policy on a Code of Conduct for the Board Of Directors; seconded by Visser. Motion passed 5-0. Absent – McCoy and Martell.

P. Reaffirm the Governance Policy of SVLA

Motion by Bandringa to reaffirm the Governance Policy of SVLA; seconded by Tasker. Motion passed 5-0. Absent – McCoy and Martell.

Q. Resolution for Mutual of Omaha Bank

1. Motion by Tasker to approve the Association Signature Card and Self-Managed Agreement & Board Resolution approving Four Board of Director's Officers to be Signers; seconded by Visser. Motion passed 5-0. Absent – McCoy and Martell.

R. SVLA Records System Upgrade

Visser suggested the association look into a CAD records system.

S. Water Purchase Update

MWA (Mojave Water Agency) records reflect the water purchase final. The association is in the process of purchasing an additional 7 acre feet of water.

T. Committee/Board Liaison Assignments:

Architectural-Bandringa
Finance-Garcia
Lake-Eckert

Citation-Tasker
Community Plan-Garcia
Family Social-McCoy

Communications-Martell
EQ Estates-Visser

Motion by Bandringa to remove Public Safety Committee from active list until more interest is show in the committee; seconded by Visser. Motion passed 5-0. Absent – McCoy and Martell.

IV. TABLED ITEMS FROM PREVIOUS MEETINGS

A. Architectural Policy & Procedures Revision

1. There were no updates or discussion on the revision

V. COMMITTEE REPORTS

- A. Architectural – No report
- B. Citation – Shirley Sedam reported the committee has been busy
- C. Communication – Jeri Lawrence reported the committee is very busy working on ways to improve the community
- D. Financial – No report
- E. Community Plan – No report
- F. EQ Estates – No report
- G. Family Social – No report
- H. Lake – No report
- I. Public Safety – No report

VII. BOARD CORRESPONDENCE

- A. None

VIII. GOVERNMENT AGENCY REPORTS

- A. Don Holland Policy Advisor to 1st District Supervisor Robert Lovingood

IX. MANAGEMENT TEAM REPORTS

- A. Director of Operations, Dennis Teece
- B. Director of Community Services, Paul Beam
- C. Director Public Safety, Al Logan Director
- D. Administration & HR, Jeaneen Beam
- E.

X. GENERAL MANAGER’S REPORT

- A. Glenn Grabiec

XI. BOARD OF DIRECTOR’S COMMENTS

- A. Each Board member was called on for comments

Mike Visser – Thank you for coming

Steve Garcia – Thanks to Glenn, Jeaneen and the Board for helping with all the details of being a board Member

Ilene Bandringa – Thank you to Jeri Lawrence and the committee for all their hard work

Jon Tasker – Thank you for coming, see you next month and congratulations to Steve and Rob

Scott Eckert – Congratulations to Steve and Rob, it's been great working with the county and the budget process for the next fiscal year will begin in June

XII. ADJOURN

Motion by Bandringa to adjourn; seconded by Visser. The meeting adjourned at 8:05 PM.

EXECUTIVE SESSION DISCLOSURE

An Executive Session is conducted to consider litigation, matters relating to the formation of contracts with third parties, member discipline, and personnel matters.

In accordance with the state statute, notice is hereby given that the Executive Session Meeting of the Board of Directors was conducted on May 27, 2014. The Board addressed the following:

- Approved the Executive Session meeting minutes of April 21, 2014.
- Member discipline, appeals and citations, collections, committees, liens, Notice of Defaults
- Contracts- Lake Consultant
- Personnel
- Legal Issues- Tamarisk Market Place, Insurance

Respectfully Submitted by:

Jeaneen Beam

As an officer of the corporation, I do hereby certify that the foregoing Minutes are a true and correct copy of the meeting minutes approved by the Spring Valley Lake Association Board of Directors.

Approved by:

Robert McCoy, Secretary SVLA Board of Directors