



OPEN SESSION MINUTES
BOARD OF DIRECTORS MEETING
Meadowlark Hall Community Center
12975 Rolling Ridge Drive
Tuesday, April 23, 2024 ~ 6:00 pm

BOARD MEMBERS

☒ Brian Hurst, President
☒ Bill Scott, Vice President
☒ Paul Stanton, Secretary
☒ Cheri Boyd, Treasurer
☒ CJ Eversole, Director
☐ Brad Letner, Director
☒ David Stolfus, Director

Alfred Logan, General Manager
Jeaneen Beam, Director Administration & HR
Nick Gonzalez, Director of Operations
Lisa Falcetti, Director Public Safety
Clint Summers, Director Code Enforcement & Architectural
Kayla Thomas, Community Engagement Specialist

1. Call to Order by President Hurst at 6:10 PM.
2. Pledge of Allegiance was led by Bill Scott
3. Roll Call was taken and recorded.
4. Executive Session Summary
5. SECRETARY'S REPORT – Approval of Meeting Minutes

Motion by Stolfus and seconded by Boyd to approve the Minutes of the Open Session Meeting of March 26, 2024. Motion passed.

6. GOVERNMENT AGENCY REPORTS

- Representative SVL MAC-Municipal Advisory Council San Bernardino County
Dennis Verhagen thanked Brian Hurst, Bill Scott, and Cheri Boyd for their service on the Board. Also, reported are the following items the MAC group is discussing and/or working on: the archway at Bear Valley Road and Spring Valley Parkway, the crosswalk at the parkway and Country Club, signs at Yates, and parking issues with RV's, trailers, and semis.
- Representative San Bernardino County Fire
No representative was present.
- Representative San Bernardino County Sheriff
Deputy Sanchez gave stats for the time period of March 26 to April 22, 2024: 272 to dispatch, 215 investigations, 12 less reports than last month, 7 proactive investigations that resulted in

2 arrests, and no new trends and no special investigations.

7. COMMITTEE REPORTS

- Architectural Committee - JoAnne Romero reminded residents about weeds and commended residents on their landscape projects. The new projects help beautify the community.
- Citation Committee - No representative present
- EQ Estates Committee – No representative present
- Finance/Budget Committee – No representative present
- Lake Committee – Bill Scott reported on the ZOOM meeting regarding Lahontan Water District giving SVLA the influence of the licensing of the fish hatchery.
- Gating the Community Task Force – Bill Scott reported that he spoke with two county workers that were working on the crosswalk at Country Club Dr. and Spring Valley Parkway. They drove around and he showed them all the entrances and exits in the community. Scott believes they may be able to help us with the task of getting the board with the project.

8. CONSENT CALENDAR - MOTION

Citations – Code Enforcement and Public Safety Contested and Uncontested Violations presented to the Board for Approval to issue Citation-Fine notices.

Motion by Stolfus and seconded by Scott to approve issuing citations as presented. Motion passed.

9. TREASURER'S REPORT

A. Receive and File the Treasurer's Report dated March 31, 2024

Motion by Boyd and seconded Scott to recommend the new Board review the financials for March before accepting and filing. Motion passed.

DISCUSSION AND ACTION ITEMS

10. Governing Documents Voting-Updates

Motion by Eversole and seconded by Scott to table. Motion passed.

11. Resolution to Record Subsequent Lien 3 Properties– Alterra

Motion by Stolfus and seconded by Boyd to approve the Resolution to Record Subsequent Liens for the 3 properties listed. Motion passed.

Acct # 468739	APN 0482-213-08-0000
Acct # 469086	APN 0480-264-05-0000
Acct #484211	APN 0482-182-01-0000

12. Resolution to Lien 3 Accounts- Consortium

Motion by Scott and seconded by Boyd to approve the Resolution to Record Liens on the 3 properties listed. Motion passed.

Acct #485699	APN 3088-221-22-0000
Acct #474702	APN 0482-112-23-0000

13. Meadowlark Park Architect – Updates

Should be receiving plans from the architect soon. He has received all the requested information to finish up the plans.

14. Shade Structures

Motion by Scott and seconded Boyd to table. Motion passed.

15. EQ Parking Rule – Update on 28 Day comment

Motion by Eversole and seconded by Stolfus to table, comment period is still open. Motion passed.

16. Trailer Parking Rule

7.2.1 Allows for 72 hour rule for RV's and boats to be parked in driveways. The suggested rule would allow boats to be parked in driveways between Memorial Day and Labor Day if the boat is registered with SVLA. This requested rule change will go out for 28 day comment period.

Motion by Eversole and seconded by Stolfus to put the rule out for 28 day comment period. Motion passed.

17. Recreation Vehicle Parking Rule

Staff would like to update the verbiage in Architecture Policy and Procedures 10.4.1 to allow residents more time to load/unload an RV in their driveway.

Motion by Eversole and seconded by Stolfus to put the update for the rule out for 28 days. Motion passed.

18. Board Action Item 24-04-01 Asphalt Seal

Motion by Stanton and seconded by Stolfus to approve the contract for Lopez Brothers in the amount of \$101,493.23. Motion passed.

19. Xeriscape Concepts for Common Areas

A new requirement with the state requires all non-usable areas of grass to be transitioned to water saving landscape. The project will begin at the Community Center and the west beach.

Motion by Eversole and seconded by Stolfus to approve \$13,000.00 from the grounds budget for the first phase. Motion passed.

20. SVLA Communications App

Kayla Thomas reported that she is working on how-to videos to help with the learning of the APP.

21. Association Office Remodel

General Manager Logan gave the following update: Multiple site visits have been conducted by contractors. The Board reviewed the bid and accepted the bid from DCM Design for a total of \$376,971.67 with a 90 day time frame for completion.

22. Verizon Cell Tower Lease Agreement - Discussion on Feedback received.

Motion by Stanton and seconded by Scott requesting more information from experts. Motion passed.

23. Geocell/Coving

Bill Scott and Paul Stanton gave a presentation of the product called Geocell which is a type of plastic webbing that would replace the use of rebar for the coving repairs. The product would sit on top of the existing coving. The concrete would then be poured on top of the Geocell.

Motion by Stanton and seconded by Scott to approve a Resolution to use the Geocell webbing for the lake coving repairs. Motion passed.

24. PROPERTYOWNERS OPEN FORUM

Please state your name and address. Each owner may address the board for up to 3 minutes. A director or manager may briefly respond to comments. 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, they 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.

Items that were stated during the open forum by members are listed below:

Concern about the revenue and expenses, ways to bring in more revenues such as a grocery store in the community like a Trader Joes. What legal remedies or resolutions the association has in place for residents affected by the cell tower and decrease in property value.

Questions regarding the association office remodel and the cost of the project.

Concerns about the cell tower and how children will be affected by it.

Comments regarding financial integrity. The cost of the asphalt project, the remodel, and xeriscape project.

Question about live streaming the meetings.

A question was asked if Geocell could be the resolution to wake surfing?

Are there still deed restrictions on the country club?

Hurst responded that there are deed restrictions that state the guidelines require the club to remain a 4-star golf course.

It was recommended to do a live weekly recap of events and updates like what Del Webb does.

Members need more information regarding the cell tower.

More volunteers are needed. More resident participation is needed.

More concerns and questions regarding the cell tower.

Be sure to get out and vote.

An expression of appreciation to the leaving board of directors. Thank you for all your years of service.

25. GENERAL MANAGER'S REPORTS

Alfred Logan reported that 129 more ballots are needed to meet quorum for the upcoming BOD elections. He is looking forward to working with the new board. Coffee with the GM is scheduled for April 24th, 5:30-7:00pm. The association wants to have communication with the residents and find solutions to issues. Another informal Town Hall meeting is scheduled for April 26th from 6:00 – 8:00pm to discuss safety concerns and communication with the townhomes and condos. Logan thanked the outgoing Board of Directors for their time and service over the years.

26. MANAGEMENT TEAM REPORTS

- Director of Operation, Nick Gonzalez
- Director Public Safety, Lisa Falcetti
- Director of Admin & HR, Jeanne Beam
- Director Code Enforcement & Architectural, Clint Summers
- Community Engagement Specialist, Kayla Thomas

27. BOARD OF DIRECTOR'S COMMENTS

Director Eversole: Been a quick 3 months but excited for the future of the community. Working with Nick to stock the lake for the trout derby. Been conversing with Lisa Falcetti to possibly have an officer stationed on the lake all summer. The reason for this is to catch any repeat offenders causing trouble quicker. Director Eversole thanked staff for their hard work.

Director Stolfus: Thanked residents for attending the meeting, the board loves to see the passion and seeing people involved. The hope is that no matter the outcome of the tower that people remain engaged. Thanked leaving board members for their service and was grateful for what has been learned from them.

Director Stanton: Thanked residents for attending meeting and providing consistent feedback. Thanked leaving board members for their service.

Director Boyd: Thanked staff for working countless hours that are behind the scenes and in the spotlight. The community is great and it's even better when the community comes together. People complain about things, but always remember what we have that is good. Differing opinions are always there but the goal of the board is to do what is best for residents.

Director Scott: Being on the board is a great experience. Thanked Director Hurst for his work on the Country Club. Thanked Nick for his work on the lake. Lake management is important and necessary for our community. Been a pleasure to work on the board and with his fellow board members and staff, looks forward to the new board and is confident they will do a fantastic job.

Director Hurst: Reminisced on very first board meeting, which was during COVID and on Zoom. Thankful for the board members he worked alongside and was able to learn from. Honored to have worked alongside people who can now be called friends. Wished the new board coming in good luck.

ADJOURNMENT