



OPEN SESSION MINUTES
BOARD OF DIRECTORS MEETING
Meadowlark Hall Community Center
12975 Rolling Ridge Drive
Tuesday, May 21, 2024 ~ 6:00 pm

BOARD MEMBERS

- ☒ Tim Craig, President
- ☒ Paul Stanton, Vice President
- ☒ David Stolfus, Secretary
- ☒ Vicki Fitch, Treasurer
- ☒ Brad Letner, Director
- ☒ Steve Troup, Director
- ☒ Dennis Verhagen, 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 at 6:06 PM by Craig.
2. Pledge of Allegiance was led by Stolfus.
3. Roll call was taken and recorded.

President Craig stated the board would like to hold something similar to Q&A sessions possibly to be held before the open session board meetings. These sessions would be attended by no more than two board members and the GM. This would allow for information, gathering, clarification of issues and in some cases direct staff for follow up, or ask for issues to be put in writing, and sometimes the items would be placed on the agenda for the next month.

Director Letner will conduct the meeting tonight due to his great experience and to keep the meeting on point and within the guidelines of Roberts Rules of Order.

Director Letner is now presiding over the board meeting.

4. Executive Session Summary – David Stolfus

At the May 20, 2024, Executive Session the Board approved the Minutes for the April 25, 2024, Executive Session Meeting.

The Board also discussed or reviewed:

Member Discipline: Code Enforcement & Public Safety Written Appeals, Code Enforcement Citations, Public Safety Citations, Committee Liaison Assignments

Legal updates: Updates on Properties, Financial Review Responsibilities, Bear Valley CC Use and Maintenance Agreement.

Contracts: Credit Card POS System, Fireworks Show Security, Meadowlark Park Architect, Association Office Remodel.

Association Policies: Operating, Accounting Practice, Liquidity

Personnel: Staff Updates, Association Organizational Chart, General Manager Goal Setting

5. SECRETARY'S REPORT – Approval of Meeting Minutes

Motion by Stolfus and seconded by Staton to approve the 3 sets of minutes listed below. Motion passed.

A. Minutes Open Session Meeting of April 23, 2024

B. Annual Property Owner Election April 27, 2024

C. Board Organizational Meeting April 27, 2024

6. GOVERNMENT AGENCY REPORTS

Representative SVL MAC-Municipal Advisory Council San Bernardino County

Cheri Boyd gave an update on the following items being discussed by the MAC Group at the meeting on May 8, 2024. A traffic study has shown that a traffic light is warranted at Ridgecrest and Vista Point. This does not mean that it will happen at this time and there is no funding. But it is warranted. This is the first step. Golf carts have been discussed. At this time, we need to encourage everyone to be safe.

Representative San Bernardino County Fire

No representative present.

Representative San Bernardino County Sheriff

No representative present.

7. COMMITTEE REPORTS

- Architectural Committee – JoAnne Romero reported that there are so many great projects going on in the community. Great to see people working on their property. She also asked about the Bare Dirt CAIR, will it be on the June agenda?
- Citation Committee – No representative present.
- EQ Estates Committee – No representative present.
- Finance/Budget Committee – No representative present.
- Lake Committee – No representative present.
- Gating the Community Task Force – No representative present.

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 Stanton and seconded by Verhagen to approve the citations as presented. Motion passed.

9. TREASURER'S REPORT

- A. Treasurer's Report dated March 31, 2024
- B. Treasurer's Report dated April 30, 2024

Craig reported that the financials are being reviewed month by month and we are six months in currently. The reports have been received.

DISCUSSION AND ACTION ITEMS

Comments were made on agenda items by members on the following items: the remodel of the AO, music and noise from the parties at the CB, information shared regarding the cell tower.

10. Resolution to Record Updated assessment Liens – 2 Accounts

Motion by Stanton and seconded by Troup to record Resolution as outlined on the 2 accounts listed below.

Motion by Fitch to table. Motion by Fitch withdrawn.

Original motion by Stanton to Record the liens passed. Fitch opposed.

Acct # 486854	APN# 0482-183-14-0000
Acct # 469970	APN# 3088-141-01-0000

11. Resolution to Record Assessment Lien – Alterra

Motion by Stolfus and seconded Stanton to approve the Resolution to Record lien on
Acct # 470708 APN# 0482-224-13-0000

Motion by Fitch to table. 2 yes 5 no.

Original motion by Stolfus returns to the floor for vote. Motion passed. Fitch opposed.

12. Resolution to Lien 22 Accounts- Consortium

Motion by Stanton and seconded by Stolfus to approve the Resolution to lien 22 accounts as presented and listed below.

Motion to table by Fitch. Motion dies.

Original motion by Stanton returns to the floor. Motion passed. Fitch opposed.

Account #	APN#
466467	0482-084-17-0000
466475	0480-283-11-0000
468154	3088-271-13-0000
468225	3088-092-11-0000
468823	0482-153-29-0000
469004	3088-221-17-0000
469188	3088-371-06-0000
469201	0482-151-01-0000
470373	0480-244-06-0000
470839	0480-211-06-0000
477119	3088-182-11-0000
482357	0480-253-01-0000

483339	3088-112-60-0000
484383	0482-242-04-0000
485060	3088-021-28-0000
485862	3088-071-10-0000
486034	0482-234-10-0000
486774	0480-263-28-0000
486959	0482-271-18-0000
487421	3088-371-42-0000
488997	3088-221-18-0000
489073	0482-102-15-0000

13. Meadowlark Park Architect – Updates

Waiting for the final drawings from the architect.

14. Resolution and Policy Code of Conduct for BOD

Motion by Verhagen and second by Craig to table for updates to the policy. Motion passed.

15. Board Committee Liaison Assignment

Motion by Stanton and seconded by Stolfus to approve the Board Liaison Assignments as listed. Motion passed.

Architectural Committee – Paul Stanton

Citation Committee – Dennis Verhagen

EQ Estates Committee – David Stolfus

Finance Committee – Tim Craig

Lake Committee – Steve Troup

Gating the Community Task Force – Tim Craig

Community Event Team – Vicki Fitch

Communications Committee – Vicki Fitch

16. Committee Applications Approval

Motion by Stolfus and seconded by Troup to approve the committee applications as amended.
Motion passed.

A. Arch Committee Chair assigned

Motion by Fitch and seconded by Stanton to assign Randy Dewey as Chairperson to the Architectural Committee. Motion passed.

17. Board Action Item 24-05-01 Fireworks Security Contract

Motion by Verhagen and seconded by Stanton to approve the BAI as recommended or another proposal not to exceed \$3,600.00. Motion passed.

18. Investments – Resolution to assign two board members to approve Investments

Motion by Craig to develop an investment policy to guide the Board through most of the investment transactions by a sub-committee consisting of Craig and Fitch, seconded by Stanton. Amended by Letner and seconded by Craig to allow while the policy is under review the two members to authorize approval. Motion passed.

19. SVLA Communications App

Kayla Thomas updated that the app is going well. Working on completing family profiles. One item under discussion is the use of the app for the fireworks show. Notice will be going out on how entrance to the beach area on June 22nd will be handled as soon as a decision has been made. Also, be sure to set up Architectural application appointments through the app.

20. Association Office Remodel

Contract tabled

21. Verizon Cell Tower

Comments have been received and the Board is reviewing all submitted.

22. 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.

Property owners spoke about the association office remodel; parties and Meadowlark Park and in the community center; street parking, and the proposed cell tower.

23. GENERAL MANAGER'S REPORTS

Alfred Logan

24. MANAGEMENT TEAM REPORTS

- Maintenance Manager, Erick Corcuera
- Director Public Safety, Lisa Falcetti
- Director of Admin & HR, Jeanne Beam
- Director Code Enforcement & Architectural, Clint Summers
- Community Engagement Specialist, Kayla Thomas

25. BOARD OF DIRECTOR'S COMMENTS

Each Board member will be called on for comment

26. ADJOURNMENT

The meeting was adjourned at 7:57 PM.