



OPEN SESSION MINUTES
BOARD OF DIRECTORS MEETING
Meadowlark Hall Community Center
12975 Rolling Ridge Drive
Tuesday, June 25, 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 by Craig at 6:08 PM.
2. Pledge of Allegiance was led by Stolfus
3. Roll call was taken and recorded
4. Executive Session Summary was given by Stolfus. The following items were discussed at the June 24, 2024, meeting: Member discipline; appeals for citations and arch variances, citations for Code Enforcement and PSD. Committee applications were reviewed. Legal updates on properties, financial review responsibilities, and policies; Cell tower in MLP, swim rule, country club agreement, BOD Code of Conduct. Motion to approve the Resolution to record an NOD on Acct 467144, APN 3088-142-12-0000. Motion passed.
Contracts: CDARS Investments, Meadowlark Park updates. Staff updates.
5. SECRETARY'S REPORT – Approval of Meeting Minutes

Motion by Stolfus and seconded by Stanton to approve the Minutes Open Session Meeting of May 21, 2024. Motion passed.

President Craig spoke about scheduling meetings for questions and answers. This would be an unofficial meeting with up to 3 board members. Watch for details.

6. GOVERNMENT AGENCY REPORTS

- Representative SVL MAC-Municipal Advisory Council San Bernardino County.
No meeting to report.
- Representative San Bernardino County Fire
No representative.
- Representative San Bernardino County Sheriff
Stacy Parks reported on the monthly stats: 263 calls for service, 18 reports taken at calls, 1 arrest.
Nothing out of the ordinary to report.

7. COMMITTEE REPORTS

- Architectural Committee
Randy Dewey reported on projects and trends.
- Citation Committee
Bill Walters reported the committee has 3 new members. Full group on the committee. Many citations are due to property owners not getting architectural approval before doing a project.
- Communications Committee
Vicki Fitch stated the first meeting will be held on July 2, 2024.
- Community Event Team
No report.
- EQ Estates Committee
Committee not yet active due to not enough members. Hopefully the meetings will begin in July.
- Finance/Budget Committee
Tim Craig will be kicking off a meeting soon.
- Lake Committee
Paul Stanton reported the committee does suggest lowering the lake at the end of the year. With a larger plan of lowering up to 8 feet in 2025. When the fish hatchery was shut down clarity was so much better than now with the hatchery back in operations.
- Gating the Community Task Force
No report.

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

9. TREASURER'S REPORT

Received the Treasurer's Report dated May 31, 2024.

DISCUSSION AND ACTION ITEMS

10. Resolution and Policy & Code of Conduct for BOD

The resolution has been updated, sent to legal for review, and the board members received it the day before the meeting. They will review and accept the resolution in July.

11. Collections Process Legal Outline

Logan reported that every year the residents get a copy of this process with the Disclosure Packet in October. Association Staff are starting to see an uptick in accounts that are not paying their HOA dues; once accounts get turned over to collections, fees get more expensive. Residents are encouraged to speak with staff about getting on a payment plan before this happens so that we can work with you before it goes to collections. The Board will review this policy and procedure and bring any issues to the next meeting.

12. Budget Process

The goal for the budget this year is that when a completed staff proposed budget is ready it will be presented to SVLA Members for their comment and review. A townhall meeting will also be held to voice concerns in a less formal setting. This way members will understand where money is going before the budget is set and voted on. The budget's hard deadline is the September Board Meeting.

13. Reserve Study

The reserve study comes from a third party that prepares it for us and the Board is able to make changes to it before it is finalized. The reserve study is separate from our financials; it is a separate allocation. The Board wants to schedule the reserve projects, this way there is better control over finances.

14. Resolution to Record Updated Assessment Liens – Alterra

Motion by Stanton and seconded by David to approve the Updated Assessment Liens listed below items A-E. Motion passed.

A. Acct # 486486	APN # 0444-411-08-0000
B. Acct # 486204	APN # 3088-391-58-0000
C. Acct # 485331	APN # 0482-092-11-0000
D. Acct # 484843	APN # 3088-091-07-0000
E. Acct # 467315	APN # 0482-153-27-0000

15. Resolution to Record Subsequent Assessment Lien – Alterra

Motion by Stanton and seconded by David to approve the Subsequent Assessment Lien listed below. Motion passed.

A. Acct # 470057	APN# 3088-351-39-0000
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16. Resolution to Record Assessment Lien - Alterra

Motion by Stanton and seconded by David to approve the Assessment Lien listed below. Motion passed.

A. Acct # 466664	APN # 3088-221-07-0000
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17. CDARS Investments

Two CDs are maturing this week. The CDs will be reinvested for another 13 weeks.

18. Meadowlark Park– Updates

Craig is going to schedule a meeting with the Architect for clarification on delays.

19. Lake Infrastructure

Lake committee has suggested lowering the lake at the end of this year to assess the repairs that have been completed and for future repairs.

20. Equestrian Estates Parking Rule Change

Motion by Stanton and seconded by Verhagen to approve the EQ Estates Parking rule change. Motion passed.

21. Shade Structure Guidelines Proposal

Motion by Stanton and seconded by Verhagen to table for more review of the guideline proposal. Motion passed.

22. CAIR Committee Action Item Request Bare Dirt

Motion by Stanton and seconded by Fitch to put out rule for 28 day comment period for approval. Motion passed.

23. Committee Applications for Approval

Motion by Verhagen and seconded by Stolfus as amended to approve committee applications submitted. Motion passed.

Architectural Committee
Citation Committee
Community Event Team
Communications Committee
Equestrian Estates Committee
Finance Committee
Lake Committee

24. D&O Insurance

Renewal date is July 1, 2024. Bids went out and were denied by 15 companies. Philadelphia is the current carrier and will renew the policy. The cost will be \$19,200.00, the budgeted amount is \$15,000.00.

25. SVLA Communications App

Admin staff is working with the developer of the app to streamline setting up accounts. When someone pays for an event, they will receive an email confirming the payment. If it is not received, please call admin office.

26. Association Office Remodel

The contractor is moving forward rapidly. Demo is complete. Working on the ground plumbing last week, with inspection and passing of inspection. Framing inspection passed 6/25/2024. At rough plumbing and HVAC. Money has been set aside in the reserves for many years, plus money set aside by the board and the insurance money from the flood damage.

27. LPO Lake Patrol Office

Process to get plans approved began September 2023. Many calls and trips to the county to get the approval. Working on trying to get approved and finished with the project.

28. Verizon Cell Tower

Craig reported that at the Executive Session meeting on June 24, 2024, an official motion was made to reject the cell tower at Meadowlark Park.

29. Yacht Club Event Requests

Motion by Stanton and seconded by Craig to approve the 5 events listed below. Motion passed.

- A. Annual Community Yard Sale
- B. Stand Up Paddle Board Regatta
- C. Annual Boat Parade
- D. Annual Trunk or Treat
- E. Annual Lake Poker Run

30. Club Request – Spring Valley Lake Cornhole Club

Motion by Verhagen and seconded by Craig to approve; amended by Craig to give a 90 day trial and submit insurance. Motion passed.

31. Club Request – SVL Eagles Youth Football League

Motion by Verhagen and seconded by Stanton to table and resubmit with more information.

32. PROPERTY OWNERS 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.

Comments included: the memorial for members that were involved in the association, Great fireworks show and commend staff for a great day, website is outdated and property owner willing to help update, AO project, security with the condos, financials, and PSD & CE under paid, salary survey needed.

33. GENERAL MANAGER'S REPORTS

Alfred Logan

34. MANAGEMENT TEAM REPORTS

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

35. BOARD OF DIRECTOR'S COMMENTS

Each Board member was called on for comments.

36. ADJOURNMENT

Adjourned at 8:35 PM.