



OPEN SESSION MINUTES
BOARD OF DIRECTORS MEETING
JUNE 26, 2018 6:00 PM
MEADOWLARK HALL
12975 ROLLING RIDGE DRIVE
SPRING VALLEY LAKE, CA 92395

BOARD MEMBERS

☒ Amy Stanton, President
☒ John D. Smith, Vice-President
☒ Deedee Garcia, Secretary
☒ Mark Sedam, Treasurer
☒ Steve Orr, Director
☐ Brad Letner, Director absent
☒ Ryan Williams, Director

STAFF

Alfred Logan, General Manager
Jeaneen Beam, Director Administration & HR
Dennis Teece, Director of Operations
Lisa Hartley, Director Public Safety - absent

OTHERS

1. CALL TO ORDER

Stanton called the meeting to order at 6:03 PM followed by the Pledge of Allegiance.

Robert Read was acknowledged for being named Veteran of the Year by Assemblyman Obernolte.

Roll call was taken and recorded. Brad Letner was not present.

2. HOMEOWNERS OPEN FORUM-**Speakers must be Members or Associate Members.**

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. You must state your name and address.

Carol Cartledge suggested videotaping the Board meetings for members to view if they are unable to attend the meeting.

3. SECRETARY'S REPORT – Approval of Meeting Minutes

Motion by Garcia and seconded by Sedam to approve the Open Session Meeting May 22, 2018 Minutes. Motion passed.

4. GOVERNMENT AGENCY REPORTS and OTHER REPORTS

Isis Fuentes, Field Representative From the office of Assemblyman Jay Obernolte

No representative was present.

Don Holland, Policy Advisor to 1st District Supervisor Robert Lovingood

Mr. Holland reported on the road work in Spring Valley Lake and the red curb painting. The cost for the replacement of the monument is more than expected. The plan is to remove the monument. Bear Valley Road will be widened over the train tracks west of Ridgecrest. Supervisor Lovingood voted against the FP5 Overlay Tax but lost in a 2-3 vote. There will be a protest period to block the tax. Watch for a post card in August to have an opportunity to oppose the increase.

Steve Martinez, Supervising Transportation Analyst, Steve Sablan, Transportation Analyst II, Roni Edis, Public Information Officer Department of Public Works County San Bernardino
Presentation of ATP Ridgecrest Grant for Bike Lanes and Sidewalks

Steve Martinez presented a drawing of a bike trail and sidewalk on Ridgecrest. The county is seeking a grant that would pay for the project. The public is strongly encouraged to give feedback prior to July 31, 2018 to assist in getting the grant money for bike lane and sidewalks. smartinez@dpw.sbcounty.gov.

Officer Mike Mumford California Highway Patrol

No representative was present.

Deputy Henry from San Bernardino County Sheriff

Deputy Henry has been reassigned to a new area. Deputy Chadwick Finlen is now assigned to Spring Valley Lake.

Battalion Chief Joshua Sprague San Bernardino County Fire

No representative was present.

Steve Samaras, Division Manager CSA 64

Mr. Samaras spoke about the meter replacement project and general maintenance report. Also, there will be a Water Conservation Fair on October 13, 2018 in Spring Valley Lake.

David Russi, Manager Spring Valley Lake Country Club – Introduction

Not able to attend, will reschedule for the July meeting.

5. 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 Smith and seconded by Williams to approve the citations and issue fines. Motion passed.

6. TREASURER'S REPORT

Receive and File the Treasurer's Report dated May 31, 2018

Motion by Sedam and seconded by Smith to Receive and File the Treasurer's Report dated May 31, 2018. Motion passed.

DISCUSSION AND ACTION ITEMS

MEMBERS OR ASSOCIATE MEMBERS 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. AGAIN, PLEASE STATE YOUR NAME AND ADDRESS.

7. Resolution & Policy Code of Conduct for Board of Directors

Motion By Garcia and seconded by Smith to approve the Code of Conduct. Motion passed.

The Board of Directors stood and faced the members to signify their agreement to abide by the Code of Conduct.

8. Lake Report - Discussion

Teece reported on the condition of the water. Currently there is a brown algae bloom. The alum treatment done this year was the same treatments in the years past. It did not act the same due to the brown algae. The treatment did work it just didn't turn the lake the blue color as in years past. Algae are critical in the lake as it is part of the food chain. The brown algae are not harmful. We are in the consulting phase looking for a long term solution not an immediate fix that could create other issues. Blue green algae are another form of algae and when that colonizes it becomes a bacteria issue. This causes matting that looks like foam on the water.

Teece clarified that Zebra and Quagga mussels are really bad and create major problems that cannot be fixed. It is a really bad suggestion that someone had to put them in the lake. They could totally destroy the lake.

Several property owners spoke about the lake. Some of the concerns and comments were the alum treatment did not work, wakeboarding boats cause damage, Zebra and Quagga mussels are a really bad idea, don't throw money at issues until the research is complete, and listen to the experts.

9. Community Center Upgrades-Update

Teece reported that the room is emptied and the Planning Committee will be making suggestions for the décor in the room.

10. Committee Assignment Application

Motion by Smith and seconded by Williams to approve the committee application. Motion passed.

11. Veterans Club Monument/Fishing Area One - Discussion

Teece stated the association's cost to be approximately \$50,000. One cottonwood tree needs to be removed. Plans are to add 3 picnic tables with shade covers. Sidewalks would be added to make it ADA accessible. The Veterans Club would have an area for monuments and instead of concrete there would be pavers. The pavers could be engraved.

Vice President of the Veterans Club Doug Fuller stated the club has the funding to move forward with the project.

12. Meadowlark Park Reconditioning Phase 1- Updates

Teece reported the off leash park grass has been seeded and the walk ways are being completed.

13. Meadowlark Park Phase 2 – Discussion

Items to be considered for phase II are basketball courts, 2nd baseball field, walking trails and exercise stations. The cost of putting in the second ball field and the dg walking trail with exercise stations around the park would be approximately \$103,000. The cost to redo and add an additional basketball court would be about \$96,000. Some of the costs for the projects would be covered by the reserve.

The Board recommended the second baseball field and the walking trails with the exercise stations be considered for Phase II in the budget planning process.

14. Committee & Club Event Request Form

A form was created for clubs and committees to request an event. The form will include all details of the event. This is to be submitted to the Board for approval before an event moves forward.

Motion by Smith and seconded by Williams to adopt the Committee & Club Event Request form. Motion passed.

15. Internal SVLA Club Application – SVL PAN Girls

Purpose of Group - Play Cards & Socialize

Motion by Smith and seconded by Sedam to approve the SVL PAN Girls Club based on availability of a room. Motion passed.

16. CAIR 18-6-01 Equestrian Estates Committee Action Item Request

Motion by Stanton and seconded by Williams to give the Capital Improvement Project List to the Budget Review Committee for review and consideration. Motion passed.

17. Water Loan Payment – Discussion

This item was tabled to the July meeting.

18. Guest Pass Usage Rule – Update

Motion by Stanton and seconded by Williams to set the Implementation Date as of October 1, 2018 for the Guest Pass Usage Rule. Motion passed.

19. Draft Rules and Regulations Update – Discussion

Garcia thanked everyone for the responses. One concern not addressed was smoking at the beach. It was suggested that a Town Hall Meeting be held for more discussion.

20. Rental Rule Updates and Fine - Discussion

Rule #3 requires that an owner must have owned and lived in an SVLA property for at one year before they may rent out any SVLA property. There was discussion regarding the appropriate fine for violations.

Motion by Sedam and seconded by Stanton to set the fine at \$500 for failure to follow the rule. Motion passed.

Rule #1 requires the Crime Free Addendum and the proper license from the county or Town of Apple Valley.

Motion by Smith and seconded by Sedam to set the fine at \$150 for each item not in compliance. Motion passed.

21. Flag Display – Veterans Club

Alfred Logan stated that SVLA does not have the manpower or training to strictly adhere to proper flag etiquette, especially when multiple flags are supposed to be raised at the same time. He received a suggestion that the Veterans' Club take over responsibility for the flag displays. However, Gary Hunt and Doug Fuller from the Veterans' Club said that they do not have the manpower at this time to take over the flag displays. It was suggested SVLA homeowners join the Veteran's Club and/or that other volunteers could help with the flag displays. The Club is willing to put together Policy and Procedures and training on proper flag etiquette for potential volunteers and staff.

22. Spring Valley Lake Yacht Club Casino Night Request and Approval to use Searchlights at Event

Motion by Stanton and seconded by Sedam to allow the lights and a sub-committee of 3 Board members to take action on the event after a plan request is submitted. Motion passed.

Motion by Stanton and seconded by Garcia to appoint Orr, Garcia, and Stanton to the sub-committee to review and take action on the plan request. Motion passed.

23. BOARD CORRESPONDENCE

A. Cars Parked on the Street

Any issues with vehicles parked on the street would be an issue for CHP. The streets in Spring Valley Lake belongs to the county not SVLA.

B. Lighting from Neighbors' Home

If there are any issues with lighting on a home that violates any rules the association will take action that is needed.

C. In-Home Care/Hospice Care Residence

The residence that was in question is licensed and in compliance with the law. If an association rule is violated the association will take action.

24. COMMITTEE REPORTS

Architectural Committee – Myron Becker reported on the newest projects submitted to the committee.

Citation Committee Shirley Sedam reported 33 citations were reviewed.

Community Planning Committee – No representative was present.

EQ Estates Committee – Karina Rodriguez gave an update on the projects the committee is working on and thanked the Board for their consideration on the requests submitted.

Lake Committee – Brian Wells and John Case spoke about the projects the committee is working on. A town hall meeting will be scheduled sometime in the next few weeks to discuss the issues and ideas for the lake water.

25. MANAGEMENT TEAM REPORTS

Director of Operations, Dennis Teece
Director Public Safety, Lisa Hartley
Director of Admin & HR, Jeaneen Beam
Community Services Report submitted by Naomi Patterson

26. GENERAL MANAGER'S REPORT

Al Logan

27. BOARD OF DIRECTOR'S COMMENTS

Mark Sedam encouraged everyone to attend the Family Festival and to enjoy the fireworks. Attend the concerts and be safe around the road work.

Deedee Garcia said Goodnight.

Steve Orr had no comments.

Ryan Williams thanked everyone for attending and staff for their hard work.

John Smith thanked everyone for attending. Thanked the Equestrian Estates Committee for their hard work. Come out to the events and be safe.

Amy Stanton thanked the Board for their hard work. This is a great team to work with.

28. ADJOURN

Motion by Williams and seconded by Sedam to adjourn at 9:10 PM.

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 June 25, 2018. The Board addressed the following:

- Approved the Executive Session meeting minutes of May 21, 2017.
- Member discipline, citations, Fines, committees resignation
- Legal Updates
- Contracts – Accounting Services, lot for sale

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:_____

Deedee Garcia, Secretary SVLA Board of Directors