



OPEN SESSION MINUTES  
BOARD OF DIRECTORS MEETING  
JUNE 28, 2016 6:00 PM  
12975 ROLLING RIDGE DRIVE  
SPRING VALLEY LAKE, CA 92395

BOARD MEMBERS

☒ Stephen Garcia, President  
☒ Amy Stanton, Vice-President  
☒ Christopher Huntingford, Secretary  
☒ John D. Smith, Treasurer  
☒ Robert McCoy, Director by teleconference  
☒ Jonathan Tasker, Director  
☒ Loran Keith, Director

STAFF

Glenn Grabiec, General Manager  
Jeaneen Beam, Director Administration & HR  
Dennis Teece, Director of Operations  
Paul Beam, Director Community Services not present  
Alfred Logan, Director Public Safety

OTHERS

I. Call to Order - Garcia called the meeting to order at 5:59 pm.

A. Garcia led the Pledge of Allegiance

B. Roll call was taken and recorded.

Steve Garcia announced that the Lions Club gave a check for a \$1000.00 for recreation youth.

C. 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.

Dennis Verhagen announced the Coffee Club was holding a raffle at the meeting. Be sure to get a ticket. The winner will receive a gift card to Nick's Pizza. The drawing will be after the meeting.

Mr. Brook has concerns about the requirements for roofing material. He is looking into reroofing his home and understands he cannot use the same material His home was not structurally built to support tiles. He is asking the board to look at the rules and make it easier for owners to do improvements to their homes. He feels the rules are unfair and very costly.

Robert Read submitted a letter to the board.

Mr. Hunt spoke about boats allowed on the beach before 6:00 am on June 25<sup>th</sup>, the day of the fireworks.

Roger Beam spoke against the Crime Free Addendum and requested the fees for renters be placed on the agenda.

Gary Lee has concerns about the crime free addendum and the rental rules.

Doug Fuller President of the Veterans Club stated the club would like to place recycle bins in the community. The club will maintain the bins.

The board feels this is a great idea as long as the bins are maintained and emptied regularly.

Candace Foster spoke about a citation she received. She was told to schedule an appeal through the association office.

#### D. SECRETARY'S REPORT

##### 1. Approval of Open Session Meeting May 24, 2016 Minutes

Motion by Huntingford and seconded by Stanton to approve the minutes of the Open Session Meeting May 24, 2016. Motion passed 7-0.

#### II. GOVERNMENT AGENCY REPORTS and OTHER REPORTS

##### A. Amanda Meere, Field Representative from the office of Assemblyman Jay Obernolte

No representative was present.

##### B. Don Holland, Policy Advisor to 1<sup>st</sup> District Supervisor Robert Lovingood

Don Holland reported that Public Works is continuing the road paving project.

##### C. Deputy M. Page, San Bernardino County Sheriff

Deputy Page reported that there has been a drop in crime in the area. He is working diligently on speeding issues.

##### D. Dan Mejia, San Bernardino County Fire Battalion Chief

No representative was present.

#### E. County of San Bernardino – Archway Presentation

Tim Millington Division Manager Special Districts County of San Bernardino presented renderings of ideas for the replacement of the archway on the parkway.

### III. CONSENT CALENDAR - MOTION

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

Motion by Stanton and seconded by Huntingford to approve the violations as modified and issue Citation-Fine notices. Motion passed 7-0.

### IV. TREASURER'S REPORT

- A. Receive and File the Treasurer's Report dated May 31, 2016

Motion by Smith and seconded by Huntingford to receive and file the Treasurer's Report dated May 31, 2016. Motion passed 7-0.

### V. 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.*

- A. Proposed Rule Change on Rental Properties – Discussion and Motion

A presentation was given showing the comments and concerns of property owners regarding the proposed rules. Several comments were taken from the audience.

Motion by Tasker and seconded by Smith to accept the rule changes on rental properties. Motion passed 7-0.

Motion by Smith and seconded by Keith to set implementation of the start date for enforcement and compliance for January 1, 2017. Motion passed 7-0.

## B. Committees/Ad Hoc/Task Force – Discussion

Applications for the Budget & Finance Committee will be accepted for review of the draft budget. The applications will be presented to the Board at the July meeting. There will be a separate application titled Budget & Finance Committee Application.

## C. Approval of Committee Assignment Applications for the 2016-2017 Year - Motion

Community Plan application will be referred to the committee. Once the applicant attends a Community Plan meeting the committee will make a recommendation to the Board.

Motion by Stanton and seconded by Keith to approve the two Architectural Committee applicants. Motion passed 7-0.

## D. Veterans Club/Fishing Areas – Updates

Doug Fuller reported no new updates at meeting time. The club will prepare and submit plans to the Board.

## E. Board of Directors Resolution to Lien

Motion by Smith and seconded by Huntingford to approve the Resolution to Lien 34 Accounts for non-payment of assessments. Motion passed 7-0.

## F. Park Improvement – Updates

Glenn Grabiec gave some history of the park renovations. Planning Committee has worked hard on the project for several years. This included meeting with representatives from Little League and a survey that went out to all property owners. Currently there is \$225,000 allocated for park improvements and maintenance.

Jeri Lawrence spoke about the work that the Planning Committee has done in regards to the park improvements.

## VI. COMMITTEE REPORTS

- A. Architectural-Ilene Bandringa reported on the projects approved and the ones denied generally just need more information.
- B. Citation-Shirley Sedam gave an update on the citation process.
- C. EQ Estates-Mary Teran said things are going well. The clean-up of the storage area is looking good. Neighborhood watch is up and running. The next meeting is July 19, 2016.
- D. Lake-No Report
- E. Community Planning Committee-Jeri Lawrence spoke about the park improvements earlier in the meeting.
- F. Community Task Force- No Report

## VII. BOARD CORRESPONDENCE

- A. None

## VIII. MANAGEMENT TEAM REPORTS

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

## IX. GENERAL MANAGER'S REPORT

- A. Glenn Grabiec

## X. BOARD OF DIRECTOR'S COMMENTS

Jonathan Tasker - It's going to be a good year. His neighbor Joy, she is okay.

Loran Keith - Thank you for coming to the meeting. He apologized to Robert Read. It's a learning process being a Board member.

Christopher Huntingford – He stated he took time to read all the comments on the rental rules. There were some excellent views and opinions. It's a learning process getting familiar with everything.

Robert McCoy – It's exciting working with the new Board. There is strength in diversity. Thanks to staff, it was a great fireworks show. Veteran's breakfast was a great event. Thanks to the Task Force and the Planning Committee.

John Smith – Committees need to turn in their budget requests. Thanks to staff. Great fireworks show. Good idea from the Veteran's Club on the fishing areas. Kid's club is a fun time for the kids.

Amy Stanton – She encourages input on the entrance archway sign. Be sure to sign-up for the budget review committee. Congratulations to Al Logan on completing the leadership training.

Steve Garcia – Thank you to the Board and thanks to staff. There have been some great events. Thanks to the Task Force for all their hard work. Submit your ideas for the archway replacement.

## XI. ADJOURN

Motion by Smith and seconded by Stanton to adjourn. The meeting adjourned at 8:30 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 June 27, 2016. The Board addressed the following:*

- Approved the Executive Session meeting minutes of May 23, 2016.
- Member discipline, citations, collections, Notice of Sale, Notice of Trustee Sale
- Legal Issues- problem properties, Tamarisk Market Place phone conference with legal counsel, proposed rule change on rental properties, Lawsuit Claim
- Contracts –offer on lot, architectural manual
- Personnel

Respectfully Submitted by:

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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:

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Christopher Huntingford, Secretary SVLA Board of Directors