



OPEN SESSION MINUTES
BOARD OF DIRECTORS MEETING
Meadowlark Hall Community Center
12975 Rolling Ridge Drive
Tuesday, July 23, 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 6:06 PM.
2. Pledge of Allegiance was led by David Stolfus.
3. Roll call was taken and recorded.
4. Executive Session Summary

At the July 22, 2024, Executive Session the Board approved the Minutes for the June 24th Executive Session Meetings. The Board also discussed or reviewed:

Member Discipline: Code Enforcement Citations, Public Safety Citations, Internal Dispute Resolutions, Architectural Projects/Citation.

Legal updates: Notice of Complaint Filing, Updates on Properties including property to be sent for legal Action, Operating Policy, Bear Valley Country Club, BOD Code of Conduct.

Contracts: CDARS Investments, Meadow Lark Park Architect update.

Personnel: Staff Updates, Board Instructions to Staff, Goal Setting for General Manager.

5. SECRETARY'S REPORT – Approval of Meeting Minutes

Motion by Stolfus and seconded by Craig Minutes Open Session Meeting of June 25, 2024, as corrected. Motion passed.

6. GOVERNMENT AGENCY REPORTS

- Representative SVL MAC-Municipal Advisory Council San Bernardino County
Dennis Verhagen reported that MAC is working on several projects. Trying to finish up details on the arch at the entrance on the parkway. Working on painting the curb around the crosswalk on the parkway at country club.
- Representative San Bernardino County Fire
John Miller, Battalion Chief gave a brief report. Station 22 had 187 calls for the month of June. They participated in the Water Conservation Fair. They also had training in LCO, large personal occupancy, warehouse training, along with some other training.
- Representative San Bernardino County Sheriff
Deputy Sanchez reported in the last month there's been 316 calls to dispatch, 249 of the calls were related to law enforcement, 7 arrests, and not seeing any new trends.

7. COMMITTEE REPORTS

- Architectural Committee – Randy Dewey reported the main things going on are landscaping, painting, and windows.
- Citation Committee – No representative present.
- Communications Committee – Dan Barton thanked the committee. The first meeting is coming August 6th. Got some great ideas.
- Community Event Team – No representative present.
- EQ Estates Committee – David Stolfus reported the first meeting is scheduled for August 20th.
- Finance/Budget Committee – Tim Craig is looking at a tentative date of August 1st for a meeting.
- Lake Committee - Randy Dewey reported there is a lot of activity with the committee. Working on many different items. Thanks to Nick Gonzalez for all his knowledge.
- 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 Stolfus and seconded by Craig to approve as amended. Motion passed.

9. TREASURER'S REPORT

- A. Received Treasurer's Report dated June 30, 2024

10. Resolution and Policy & Code of Conduct for BOD

The resolution has been revised, looking for feedback from the board members, a legal review will be requested after any updates and hopefully will be accepted in August.

11. Policies

- A. Operating Policy has been reviewed by staff and recommendations have been given to the board for review.

12. Resolution to Record Updated Assessment Liens – Alterra

Motion by Verhagen and seconded by Craig to approve the resolution to record update assessment lien on Acct # 469951 APN# 3088-391-63-0000. Motion passed.

13. Resolution to Record Subsequent Assessment Lien – Alterra

Motion by Craig and seconded by Stolfus to approve the resolution to record subsequent assessment liens on the following 5 accounts listed below. Motion passed.

Acct # 470057	APN# 3088-351-39-0000
Acct # 469092	APN# 0480-263-06-0000
Acct # 478135	APN# 0480-252-12-0000
Acct # 467810	APN# 0444-381-05-0000
Acct # 467285	APN# 3088-181-01-0000

14. Board Action Item BAI 24-07-01 Maintenance Meadowlark Park Gopher Mitigation

Motion by Stanton and seconded by Craig to approve the bid from Orkin Services as presented. Motion passed.

15. Board Action Item BAI 24-07-02 Fishing Area 2 Water Well Submersible Motor Control Box

Motion by Verhagen and seconded by Stanton to approve RC Worst bid as presented in the BAI. Motion passed.

16. Board Action Item BAI-24-07-03 Association Office IT Hardware & Installation

Motion by Stanton and seconded by Stolfus to approve X Factor bid as presented on the BAI. Motion passed.

17. CDARS Investments

The investments will be researched and the CDARS will be reinvested as necessary and research of future costs and projects to determine the timelines of the CDARS.

18. Budget Process Updates

Logan reported the draft budget is approximately 98% complete. It will be forwarded to the Board very soon. The Semi-Annual Meeting for the budget presentation is Saturday, August 24th at 10:00 AM. The budget packet must be placed in the mail by September 30th. It takes approximately one month to prepare the packet, print the packet, address all envelopes and get it to the post office. We are required to distribute the budget 30 days before the start of the fiscal year.

19. Memorial Honor for Property Owners

The policy is complete except for who will do the install of item. The following will be added to the policy that the owner to include in their cost a professional installer for installation of item. This will be added to the policy and submitted to the board in August.

20. Meadowlark Park– Updates

The architect submitted final costs for the updated plans to include lights and structural engineering. With the plans the association will be able to get bids. Looking to meet with the architect.

21. Verizon Cell Tower Alternative Locations Request Correspondence

Verizon had requested if there are any other locations for installation of a cell tower. The response to Verizon is that there are no plans currently for any alternative spots for the cell tower on association property.

22. Shade Structure Guidelines Proposal

Stanton reported that the architectural committee is looking into allowing shade structures on lake properties without obstruction of view.

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

23. CAIR Committee Action Item Request Bare Dirt

The proposed rule change allowing bare dirt in specific locations and with restrictions is under the 28 day comment period for review. This item will be brought back in August for action.

24. Committee Applications for Approval

Motion by Fitch and seconded by Craig to approve the applications as amended. Motion passed.

25. Association Office Remodel- Update

The remodel is coming along. The combo inspection is expected to be completed by the week of July 29th.

26. LPO Lake Patrol Office – Update

The permits are still with the county. This has been a long process with the county. Each week the county says it should be approved by the end of the week. The association is still waiting for approval.

27. 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 owner spoke about DG- Decomposed granite being used in landscape.

28. GENERAL MANAGER’S REPORTS

Alfred Logan

29.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

30. BOARD OF DIRECTOR’S COMMENTS

31. ADJOURNMENT

Meeting adjourned at 8:02 PM.