



OPEN SESSION MINUTES
BOARD OF DIRECTORS MEETING
Meadowlark Hall Community Center
12975 Rolling Ridge Drive
Tuesday, August 27, 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 6:03 PM.
2. Pledge of Allegiance was led by Vicki Fitch.
3. Roll Call was taken and recorded.
4. Executive Session Summary
5. SECRETARY'S REPORT – Approval of Meeting Minutes

Motion by Stanton and seconded by Letner to approve the amended minutes from the Open Session Meeting of July 23, 2024. Motion passed.

6. GOVERNMENT AGENCY REPORTS

- Representative SVL MAC-Municipal Advisory Council San Bernardino County
Verhagen provided the following update: The curbs have been painted red on Spring Valley Parkway at Country Club. This should help eliminate the cars for sale along the curb that blocks the stop sign. The next MAC meeting is Wednesday, August 28th at 6:00 PM.
- Representative San Bernardino County Fire – No representative present.
- Representative San Bernardino County Sheriff
Deputy Sanchez reported since 7/24/2024 SVL has had a total of 269 calls to dispatch; 25 were self-initiated, 10 reports drawn, no significant trends happening in the area.

7. COMMITTEE REPORTS

- Architectural Committee – No representative present.
- Citation Committee – Bill Walters reported the committee sent two items to the Board for review. The act of doubling/tripling of fines and suggested that annual inspections to be held every 3 years instead of every year.
- Communications Committee – Dan Barton reported there have been two meetings in the last month. Discussion included ADA compliance; looking at more solutions but for now we are in the green. The committee suggested that at least 1 board member attends larger events and speaks for just a couple of minutes regarding upcoming events. Working with Jay Cohen on updating the website. He has developed a mock website, and it seems to work for the needs of the association.
- Community Event Team – No representative present.
- EQ Estates Committee - Stolfus reported the committee had their first meeting on August 20th. They are creating a list of items to be discussed. Meetings will be held during odd number months. The next meeting will be in September.
- Finance/Budget Committee – Terry Fitch reported they need more members. 8 were approved but only 3 have showed up. Looking at long term planning for capital investments and major investments of the community.
- Lake Committee – Ruth Brock reported that the committee is working on plans for the shoreline repairs and the next lake lowering. They have researched and vetted a product called Geocell. This is a flexible grid that can replace rebar, and it has higher long term durability. Also, they are looking into the possibility of no longer getting water from the hatchery and only using freshwater wells. The permit for the LPO was finally approved so the hope is to have the gas pump up and running soon.
- 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 PSD citations. Motion by Stanton and seconded by Fitch to table the Code Enforcement citations. Motion passed.

9. TREASURER'S REPORT

A. Receive Treasurer's Report dated July 31, 2024

Motion by Verhagen and seconded by Stanton to receive and file the Treasurer's report. Motion passed.

10. Resolution and Policy & Code of Conduct for BOD

Motion by Craig and seconded by Troup to table. Motion passed.

11. Budget Discussion for Fiscal Year 2024-2025

Schedule 13:

Motion by Letner and seconded by Stolfus to approve Schedule 13 except for the capital improvements.

Motion passed.

Motion by Letner and seconded by Stanton to approve the capital improvements at \$450,000.00 on surplus of 2024 subject to clarification. Motion passed.

Schedule 14:

Motion by Letner and seconded by Stolfus HR Admin line 5799 to \$5,000.00. Motion passed.

Motion by Letner seconded by Craig line 5730 Consulting \$20,000.00. Motion passed.

Motion by Letner and seconded by Craig to approve Schedule 14 as amended. Motion passed.

Motion by Letner line 5820 \$27,000.00. Fitch amended line 5820 to \$32,000.00 seconded by Letner.

Motion passed.

Motion by Letner and seconded by Craig to approve schedule 14 at \$425,000.00 as amended. Motion passed.

Schedule 15:

Motion by Letner and seconded by Craig by line 5820 to \$27,000.00. Amend by Fitch and seconded by Letner line 5820 \$32,000.00. Motion passed.

Schedule 16:

Motion by Letner and seconded by Fitch to approve schedule 16. Motion passed.

Schedule 17:

Motion by Letner and seconded by Stolfus to approve as presented. Amended by Letner and seconded by Stanton training line 6030 \$20,000.00. Motion passed.

Motion by Fitch and seconded by Stolfus postage line 5060 \$40,000.00. Motion passed.

Motion by Letner and seconded by Stolfus line 6040 office supplies \$15,500.00. Motion passed.

Motion by Letner and seconded by Fitch to approve schedule 17 as amended.

Motion by Letner and seconded by Stolfus approve schedule 18 at \$0.00 zero. Motion passed.

Schedule 19:

Motion by Letner and seconded by Craig line 6910 \$1,250.00. Motion passed.

12. Resolution #1 Establishing Annual Budget 2024-2025

Motion by Letner and seconded by Stanton to approve Resolution #1. Motion passed.

13. Resolution #2 Establishing Annual General Assessment 2024-2025

Motion by Letner and seconded by Stanton to approve Resolution #2 Annual assessment of \$1,651.00.

Motion passed.

14. Resolution #3 Establishing Associate Membership Fee 2024-2025

Motion by Letner and seconded by Stanton to approve Resolution #3 Associate membership fee of \$825.50.

Motion passed.

15. Resolution #6 Establishing Assessment Billing 2024-2025

Motion by Letner and seconded by Stolfus to approve Resolution #6 establishing quarterly assessment billing November 1, February 1, May 1, and August 1. Motion passed.

16. Budget Process Updates & Modification to the Standard Time Frames Preliminary Budget Completion Date by July 15th to Include Recommended Reserve Study Report

17. Policies

A. Operating Policy – Motion by Letner and seconded by Stolfus to table. Motion passed.

18. Board Action Item BAI 24-08-01 Maintenance Radios

Motion by Letner and seconded by Stolfus to approve Atlantic Radios. Motion passed.

19. Board Action Item BAI 24-08-02 Data Monitors for Weirs

Motion by Letner and seconded by Stolfus to approve In-Situ. Motion passed.

20. Board Action Item BAI 24-08-03 Annual Financial Disclosure Packet Bids

Motion by Letner and seconded by Stolfus to approve PSA Printing. Motion passed.

21. Acct # 485531 APN# 0482-222-05-0000 Resolution to Record Updated Lien Alterra

Motion by Letner and seconded by Stolfus to approve the Resolution to Lien Acct 48553, APN 0482-222-05-0000. Motion passed.

22. Resolution to Lien 7 Accounts Non-payment of Assessments, Consortium

Motion by Letner and seconded by Troup to approve the Resolution to Lien the 7 accounts listed. Motion passed.

Accounts:	APN:
470389	0480-211-06-0000
486774	0480-263-28-0000
466575	0480-192-05-0000
485432	3088-321-17-0000
485060	3088-021-28-0000
468988	3088-221-34-0000
485550	0480-162-13-0000

23. CDARS Investments Update

Approximately \$1.425 million from Reserve Funds added to a 90-day CDARS. Added an additional \$1 million to a 6-month CDARS.

24. Meadowlark Park– Updates

The architect is asking for feedback from the Board on some questions he presented before moving forward.

25. Shade Structure Guidelines Proposal
(Comment period ends 8/28/2024)

Item was tabled.

26. CAIR Committee Action Item Request Yard Art

Item was tabled.

27. CAIR Committee Action Item Request Bare Dirt

Item was tabled.

28. Committee Application for Approval

Motion by Letner and seconded by Fitch to approve the committee application. Motion passed.

29. Association Office Remodel

Motion by Letner and seconded by Craig to Appoint an Executive Committee of Craig, Verhagen, and Stolfus to Review & Approve Items as Needed. Motion passed.

30. LPO Lake Patrol Office

Motion by Letner and seconded by Craig to Appoint an Executive Committee of Craig, Verhagen, and Stolfus to Review & Approve Items as Needed. Motion passed.

31. Yacht Club Event Requests (2)

Motion by Letner and seconded by Fitch to approve the two events listed for the Yacht Club. Motion approved.

- A. Murder Mystery Dinner
- B. Chili Cook off

32. Little League Contract

Motion by Letner and seconded by Fitch to table. Motion passed.

33. San Bernardino County Sheriff's Request to Use Community Center for a Teen Trafficking Awareness Talk June 29, 2024, at 9:00 am-1:00 pm - Open to the Public

Motion by Letner and seconded by Fitch to approve the event. Motion passed.

34. San Bernardino County Sheriff's Request to use Community Center for an Informational Exchange Committee Meeting for Stakeholders September 19, 2024, 9:00 am-3:00 pm

Motion by Letner and seconded by Stanton to approve the event. Motion passed.

35. Commanders Baseball Club Request to Use MLP for Practice Only

Motion by Fitch and seconded by Stanton to approve the request. Motion passed.

36. 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.

37. BOARD OF DIRECTOR'S COMMENTS

Each Board member was called on for comments.

38. ADJOURNMENT

The meeting was adjourned at 9:25 PM.