



**OPEN SESSION MINUTES**  
**BOARD OF DIRECTORS MEETING**  
**Meadowlark Hall Community Center**  
**12975 Rolling Ridge Drive**  
**Tuesday, September 24, 2024 ~ 6:00 pm**

**BOARD MEMBERS**

☒ Tim Craig, President  
☒ Paul Stanton, Vice President \*\*by phone  
☒ 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 6:10 PM.
2. Pledge of Allegiance was led by David Stolfus.
3. Roll call was taken and recorded.
4. Executive Session Summary was given by David Stolfus:

At the September 23, 2024, Executive Session the Board approved the Minutes, with clerical revisions, for the August 26th Executive Session Meetings.

The Board also discussed or reviewed: Member Discipline, Written Appeals, Architectural, Public Safety, Code Enforcement Citations, Citation Fine Policy, Public Safety Citations, Committee Applications & Resignations.

Legal updates: Neighbor to Neighbor Dispute Policy Resolution, Recording Notice of Default, Bear Valley Country Club, Lake Infrastructure Framework, County Inspection.

Contracts: Vending Machines, Meadow Lark Park Update, Little League.

Personnel: Staff Updates.

**5. SECRETARY'S REPORT – Approval of Meeting Minutes**

Motion by Stolfus and seconded by Craig to approve as amended the Minutes of the Open Session Meeting of August 27, 2024. Motion passed.

Motion by Stolfus and seconded by Craig to approve the Minutes of the Semi-Annual Meeting Budget Presentation August 24, 2024. Motion passed.

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, Meadowlark Park Architect update.

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

## 6. GOVERNMENT AGENCY REPORTS

- Representative SVL MAC-Municipal Advisory Council San Bernardino County  
Mac did not meet in September. The new chairperson for the MAC Group is Cheri Boyd.
- Representative San Bernardino County Fire  
No representative was present.
- Representative San Bernardino County Sheriff  
Deputy Sanchez provided an update of calls for service. Dispatch center received 215 calls, fire departments received 200 calls; of those 15 were self- initiated investigations, 9 drawn reports, 1 arrest, with no noticeable trends.

## 7. COMMITTEE REPORTS

- Architectural Committee – Randy Dewey reported that 22 projects were submitted which included painting, landscaping, installing gates, and 1 new home with variances.
- Citation Committee – Bill Walters inquired about updates for doubling of fines. Suggests that staff should separate citations into two groups: first-time citations and continuing citations.
- Communications Committee – Dan Barton created a communication survey for residents to decipher what way of communications works best for the SVLA residents/members.
- Community Event Team – Donna Baker reported the committee is working on ideas for events for the next year. Upcoming meeting will be to discuss Halloween and Christmas events.
- EQ Estates Committee – E. Von Euw reported the committee has been discussing maintenance and safety items. Such as the bridges and EQ center gates. Also, would like to work with the event team to possibly have more events on the EQ side of the community.
- Finance/Budget Committee – Terry Fitch stated the next meeting is October 1<sup>st</sup> at the Bear Valley Country Club. The committee is focusing on internal controls, capital expenses, current insurance and collecting bids, update the reserve study, and monitor major expenses.
- Lake Committee – Randy Dewey stated the committee is looking into wake attenuators and cost. Looking at taking in less water from the fish hatchery. Reviewing the timeline for Geocell for lake repairs and continues discussion for the lake lowering. The committee feels it is not necessary to lower the lake this year.
- Gating the Community Task Force – Terry Fitch and Time Craig may fold the task force into the Finance Committee. There is a new committee member who is willing to help with the project or why we can't move forward with the gating the committee.

## 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 Fitch to table, no second, motion failed.

Motion by Stolfus and seconded by Craig to approve the citations as presented to issue fines. Motion passed.

## 9. TREASURER'S REPORT

### A. Receive Treasurer's Report dated August 31, 2024

Motion by Verhagen and seconded by Craig to receive and file. Motion passed.

## 10. Resolution and Policy & Code of Conduct for BOD

Tabled May-August

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

## 11. Neighbor To Neighbor Dispute Resolution Policy

Motion by Stolfus and seconded by Craig to approve. Motion passed.

## 12. Policies

Motion by Verhagen and seconded by Troup to table A-C listed below. Motion passed.

- A. Operating Policy
- B. Contract Bidding Reserve Policy
- C. Board Reimbursement Policy

## 13. Liaisons

- A. Community
- B. Victor Valley College

## 14. Reimbursements to Board Policy – Discussion

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

## 15. Committee Applications – 2 Finance Committee

Motion by Craig and seconded by Verhagen to approve the two applications for the Finance Committee. Motion passed.

## 16. Board Action Item BAI 24-09-01 - Association Office Roof

Motion by Stolfus and seconded by Craig to approve the staff recommendation. Motion passed.

## 17. Board Action Item BAI 24-09-03 – Community Building Server Room Mini Split

Motion by Stolfus and seconded by Craig to approve AC Plus. Motion passed.

## 18. Board Action Item BAI 24-09-04 – Community Center Building Sound System

Motion by Stolfus and seconded by Craig to approve; Craig amended and seconded by Vicki to table. Motion passed.

19. Board Action Item BAI 24-09-05 – Meadowlark Park Irrigation

Motion by Stanton and seconded by Stolfus to approve. Amended by Fitch to table, no second, amend failed. Original motion passed.

20. SnaxRus Vending Machine Business Proposal

Motion by Letner seconded by Craig to reject and collect more bids. Motion passed.

21. Shade Structure Guidelines Proposal

Tabled in August (Comment period ends 8/28/2024)

Motion by Stanton and seconded by Letner to approve the Shade Structure Guidelines. Motion passed.

22. CAIR Committee Action Item Request Yard Art

Motion by Fitch and seconded by Letner to reject the request.

Motion by Letner to deny the rejection, no second.

Motion to amend by Craig and second by Troup to table for more information and details. Motion passed.

23. CAIR Committee Action Item Request Bare Dirt – Action

Motion by Fitch seconded by Troup to table. Motion passed.

24. Association Office Remodel- Update

Exterior Tile is being installed. Getting closer to moving back to the association office.

25. LPO Lake Patrol Office – Update

Plans have been approved and the contractor Ramco Docks is scheduled to start the construction in 8 days.

26. Meadowlark Park – Updates

Stolfus and Stanton will review the correspondence from the architect on the project and report back to the Board.

27. Little League Contract

Tabled in August

Motion by Fitch and seconded by Verhagen to deny the contract. Motion passed.

28. Recreation Service Contract Request to Use Facilities – Pamplona Academy of Martial Arts

Motion by Verhagen and seconded by Fitch to deny the request to use the facilities. Motion passed.

29. Facility Usage Rental Agreement – SB Co Dept. of Public Works, Special Districts

Water Conservation Festival 5/17/25

Motioned by Verhagen and seconded by Troup to approve the facility usage for the Water Conservation Festival May 17, 2025.

30. 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.

Three property owners had comments on the following subjects:

Asked if there is a completion date for the association office remodel. And is there a penalty if the contractor is not finished by completion date.

Property owner researched ways to do the lake coving repair and presented a breakdown of materials, time, and the cost. The info will be forwarded to the Board.

Property owner thanked the Board and staff for their work and commitment to the community. The encouraged others to volunteer and get involved by joining committees.

31. BOARD OF DIRECTOR'S COMMENTS

Each Board member was called on for comments.

32. ADJOURNMENT

The meeting adjourned at 8:42 PM.