



OPEN SESSION MINUTES  
BOARD OF DIRECTORS MEETING  
SEPTEMBER 25, 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 \*\*by phone\*\*  
☒ Mark Sedam, Treasurer  
☒ Steve Orr, Director  
☒ Brad Letner, Director  
☒ Ryan Williams, Director

STAFF

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

OTHERS

A moment of silence was taken in honor of Gary Hunt and Jack Holland.

1. CALL TO ORDER

Stanton called the meeting to order at 6:00 pm.

Pledge of Allegiance was led by Cub Scouts Pack 26.

Roll Call was taken and recorded.

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.

3. SECRETARY'S REPORT – Approval of Meeting Minutes

Motion by Sedam and seconded by Garcia to approve the Open Session Meeting August 28, 2018 Minutes, motion passed.

Motion by Smith and seconded by Williams to approve the Semi-Annual Membership Budget Meeting August 25, 2018, motion passed.

#### 4. GOVERNMENT AGENCY REPORTS and OTHER REPORTS

No representatives were present.

Field Representative From the office of Assemblyman Jay Obernolte  
Don Holland, Policy Advisor to 1<sup>st</sup> District Supervisor Robert Lovingood  
Deputy Finlen from San Bernardino County Sheriff  
Steve Samaras, Division Manager CSA 64  
David Russi, Manager Spring Valley Lake Country Club – Introduction

#### 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 issuing citations on the violations presented. Motion passed.

#### 6. TREASURER'S REPORT

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

Motion by Sedam and seconded by Letner to receive and file the Treasurer's Report. 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. Fishing Area 1 Board Action Item BAI 18-09-01

Four contractors were contacted; one declined the scope of work and one turned the bid in late. It is recommended to use LPC Inc. which is the contractor working on the MLP project. \$40,000 is budgeted with the bid at \$47,550.

Motion by Smith and seconded by Sedam to approve BAI 18-09-01 with LPC Inc. as contractor. The balance will be offset with the \$7,550 coming from the surplus funds for the 2018 FY. Motion passed.

#### 8. Meadowlark Park Reconditioning

Grand opening of the off-leash area is set for November 1, 2018. Phase II is to include a ballfield, walking trail, and irrigation. The architect is working on the updated drawings. Once the drawings are complete the project will go out to bid.

Smith suggested laying asphalt or other material other than grass in the future pump park area. This area allows access to the ballfields and should have some type of material installed other than bare dirt.

If grass is put in the future pump park area it will need to be removed to complete the project in the future. By installing asphalt or other similar material now it will save money in the future. If grass is installed it will need to be removed to complete the pump park.

Motion by Sedam and seconded by Williams to form a sub-committee to work on MLP plan phases. The committee will consist of Sedam, Williams, and Garcia with Letner as an alternate. Motion passed.

#### 9. Water Loan Balloon Payment

Sedam gave a report on the water loan balloon payment. Budget Review Committee (BRC) suggested that the loan be paid off by 2025 to avoid the balloon payment and avoid refinancing. By doing so this would be a significant savings by avoiding the interest.

#### 10. Budget Review Committee –Quarterly Review

Motion by Smith and seconded by Letner to recommend the BRC to review the end of year funds. Motion passed.

#### 11. Little League Usage Contract

A contract will be drafted between SVLA and Little League for the usage of Meadowlark Park and use of the Community Center. A percent of the players are not members in SVLA. Guidelines need to be set for the usage of the facilities. Insurance will need to be included and fees to cover the usage, wear and tear, upkeep and cleaning of the facilities.

Discussion covered items such as non-members have an extra charge, insurance liability for use by non-members, will children of non-members be allowed to use the playground during game times? The association needs to protect the assets and not subsidize little league and non-member usage.

Logan will work on a draft contract and get legal review.

#### 12. SVL Hooks & Needles – Club Request Application

Motion by Garcia and seconded by Smith to approve the SVL Hooks & Needles Club. Motion passed.

#### 13. Purchase of SVL Greenbelt Property

Property owner on Palos Grandes would like to purchase a portion of the green belt that runs along his property. The land in question is approximately 3000 square feet. The property is a view lot. The greenbelt property is not buildable area.

Market value evaluation is needed. With the evaluation a fair market value can be placed on the property. Once the evaluation is complete a per square foot price will be determined and a price will be presented to the prospective purchaser.

#### 14. Lake Report

Lake report was given by the Lake Committee under committee reports.

## 15. Fine & Fee Schedule with Recommended Changes

The schedule was reviewed.

Motion by Stanton and seconded by Williams to approve the Fine & Fee Schedule as presented. Motion passed.

Motion by Smith and seconded by Stanton that the effective date of the Fine & Fee schedule will be concurrent with the Rules & Regs approval date. Motion passed.

## 16. BOARD CORRESPONDENCE

A. None

## 17. COMMITTEE REPORTS

Architectural Committee: Myron Becker reported the monthly stats on project applications. The application for the greenhouse in the EQ Estates was approved.

Citation Committee: Shirley Sedam reported on the citation stats for the month of September.

Community Planning Committee: Jeri Lawrence reported on the Health Fair on October 20<sup>th</sup> from 10:00-3:00. There will be 20 vendors attending. Committees and Clubs will be set-up sharing what they do and have to offer. Lions Club will be have a BBQ. There will be drawings with gifts sponsored by the vendors.

EQ Estates Committee: Karina Rodriguez thanked staff and Board for the lunch for committee appreciation. The neighborhood watch is looking for volunteers to help. Karina reminded everyone to come to the Hoedown on October 6<sup>th</sup>. The event is a lot of fun with great food, music and activities.

Lake Committee: Chris Hall said the next committee meeting will be October 11<sup>th</sup>. The meeting for September was cancelled due to attendance. The committee is communicating with Spring Valley Lake Country Club (Club Corp) about the off-site treatment facility on their property. The committee has discussed the requirements of the application for the water treatment. There's sub-committees researching types of boats that use the lake and any damage they may cause. A plants were planted in the lake, there is some growth in some areas.

## 18. 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

## 19. GENERAL MANAGER'S REPORT

Al Logan

## 20. BOARD OF DIRECTOR'S COMMENTS

Brad Letner - Stated he loves Little League and what it stands for. We just need rules that they need to follow. He will wait to see the contract and decide what usage Little League will have.

Mark Sedam - Reminded everyone of the Advance Disposal large item pick-up. The Fire Tax Protest paper work must be turned in by October 16, 2018. Be sure to attend the Health Fair on September 20<sup>th</sup>.

Deedee Garcia - Thank you to the Board, committees and staff.

Steve Orr – Nothing to say.

Ryan Williams – Be friendly, be courteous, and be kind to everyone.

John Smith – Great projects happening. Architectural projects are great, new construction, and property improvements all look great. John encouraged everyone to avoid the intersection of Chinquapin and Ridgecrest. This is a blind intersection that is very dangerous be very cautious.

Amy Stanton – Thank you to the Board, Committees, and staff for their hard work. Thank you for attending.

## 21. ADJOURN

The meeting was adjourned at 7:35 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 September 24, 2018. The Board addressed the following:*

- Approved the Executive Session meeting minutes of August 27, 2018.
- Member discipline, citations
- Legal Updates
- Contracts-Little League, greenbelt property, water balloon payment
- Personnel

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