



**OPEN SESSION MINUTES
BOARD OF DIRECTORS MEETING
AUGUST 27, 2013 6:00 PM
12975 ROLLING RIDGE DRIVE
SPRING VALLEY LAKE, CA 92395**

BOARD MEMBERS

☒ Jeff Morgan, President Present by teleconference for the entire meeting.
☒ Scott Eckert, Vice President
☒ Marvin Jobes, Secretary
☒ Ilene Bandringa, Treasurer
☒ Jonathan Tasker, Director Left meeting at 7:45 PM
☒ Mike Visser, Director
☒ Kenneth Martell, Director

STAFF

Glenn Grabiec, Interim General Manager
Jeaneen Beam, Director Administration & HR
Dennis Teece, Director of Operations
Paul Beam, Director Community Services
Alfred Logan, Interim Director Public Safety
Dee Dee Walker, Controller

OTHERS

CALL TO ORDER

Flag Ceremony - Pledge of Allegiance was led by the Cub Scouts and Boy Scouts

Roll call was taken and recorded

HOMEOWNERS OPEN FORUM

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.

Joseph Brady – spoke about rentals that are not kept up and crime issues with all the rentals. He believes John Husing's reports would help in providing solutions to some of the issues with rentals.

Glenn Grabiec commented that he used the same research criteria to create the report that Mr. Husing uses. In the report prepared by Grabiec it was discovered that the issues of citations and calls for law enforcement are equally distributed between rental properties and on-site owners.

Don Sedam commented on Coffee and Conversation needing someone to lead the meetings and would like to see Dennis Verhagen come back

William Martin commented about the property owners going door to door in regards to the Water Purchase. He felt that it is against the rules as they are soliciting.

Going door to door had been presented to the association's legal counsel and there were no issues with this activity.

Robert Read commented that he would like the agenda items to have more info printed

Rory Shannon commented on problems with rentals

Elaine Trahan commented that members are not receiving 30 day notice of meetings

Common Interest Development Open Meeting Act states 4 days for notice of open meetings

I. SECRETARY'S REPORT

A. Approval of meeting Minutes

MOTION 2013

Motion by Jobes to approve the minutes of the Regular Open Session Meeting July 23, 2013; seconded by Bandringa. Motion passed 7-0.

II. CONSENT CALENDAR - MOTION

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

MOTION 2013

Motion by Tasker to approve the violations presented to the Board for approval to issue citation fine notices as presented; seconded by Martell. Motion passed 7-0.

III. TREASURER'S REPORT

A. Received and File the Financial Report dated June 30, 2013 and July 31, 2013

MOTION 2013

Motion by Bandringa to receive and file the financial report; seconded by Jobes. Motion passed 6-0.

IV. DISCUSSION AND ACTION ITEMS

PROPERTY OWNERS 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.

A. Committee Nominations and Resignations

1. Resignations

Julia Reed's resignation letter from the Communications Committee was accepted.

2. Committee Assignment Applications submitted for consideration as a Committee Member for the year of June 2013-May 2014

a. Returning Committee Members

1. none

b. New Applicants

1. none

c. Committee Recommendation of Applicants

1. none

B. Resolution 2013-2014 #001 Establishing the 2013-2014 Annual Budget

MOTION 2013

Motion by Bandringa to approve Resolution #001 Establishing the 2013-2014 Annual Budget; seconded by Tasker. Motion passed 7-0.

C. Resolution 2013-2014 #002 Establishing the 2013-2014 Annual General Assessment

MOTION 2013

Motion by Bandringa to approve Resolution #002 Establishing the 2013-2014 Annual General Assessment at \$988.00; seconded by Visser. Motion passed 7-0.

D. Resolution 2013-2014 #003 Establishing the 2013-2014 Associate Membership Fee

MOTION 2013

Motion by Jobes to approve Resolution #003 Establishing the 2013-2014 Associate Membership fee at \$494.00; seconded by Tasker. Motion passed 7-0.

E. Resolution 2013-2014 #005 Collection Policy for Delinquent Assessments

MOTION 2013

Motion by Bandringa to approve Resolution #005 Collection Policy for Delinquent Assessments; seconded by Visser. Motion passed 7-0.

F. Resolution 2013-2014 #006 Establishing the 2013-2014 Assessment Billing Procedures

MOTION 2013

Motion by Bandringa to approve the 2013-2014 Assessment Billing Procedures; seconded by Jobes. Motion passes 7-0.

G. Operating Policy of the Board – Motion to reaffirm

MOTION 2013 Motion by Tasker to reaffirm the Operating Policy of the Board;
seconded by Martell. Motion passed 7-0.

H. Board Code of Conduct

MOTION 2013 Motion by Bandringa to reaffirm the Board Code of Conduct;
seconded by Visser. Motion passed 7-0.

I. Accounting Policy of the Board

MOTION 2013 Motion by Visser to reaffirm the Accounting Policy of the Board;
seconded by Bandringa. Motion passed 7-0.

J. Governance Policy of the Board

MOTION 2013 Motion by Tasker to reaffirm the Governance Policy of the Board;
seconded by Bandringa. Motion passed 7-0.

K. Tamarisk Market Place Update

Tasker reported that the judge ruled for the project to stop and process must start all over again.
The ruling was a favorable win for the association.

L. Name Change to the Official Newsletter of Spring Valley Lake Association

1. new name the SVLA BREEZE – previous name Shootin' the Breeze

MOTION 2013 Motion by Bandringa to use the name the SVLA Breeze for the
official newsletter for a 3 month trial period, articles to be written
asking for feedback from the community and then revisited in
December; seconded by Visser. Motion passed 7-0.

M. Creating a Second Logo- Motion

1. Creating a second logo which includes horses in the picture that also represent
the Equestrian Estates

MOTION 2013 Motion by Bandringa to use the logo on a trial period of 90 days
asking for feedback and time to research if it is trademarked, and
also fixing the logo (2nd horse from the right), revisit in December;
seconded by Tasker. Motion passed 7-0.

N. Water Purchase Task Force Update

Eckert reported that 2758 ballots have been submitted only 49 more to go...

O. Secure the Frequency Assignment for the Repeater – Spring Valley Lake

Amateur Radio Club

MOTION 2013

Motion by Visser to purchase the repeater for no more than \$3000.00 will be used from the Concert Line in the budget; seconded by Martell. Motion passed 7-0.

Visser stepped out of the meeting.

P. BAI 13-08-01 Phase 3 Camera System

MOTION 2013

Motion by Martell to approve the BAI 13-08-01 Phase 3 Camera System; seconded by Tasker. Motion passed 6-0, Visser not present for vote.

V. *TABLED ITEMS FROM PREVIOUS MEETINGS*

Visser returned to the meeting.

A. Committee Guidelines – Motion to Approve

Tabled from the June 25, 2013 meeting-TABLED TO THE SEPTEMBER MEETING

1. Advisory Committee Chairperson Information Guide

- a. This document is in addition to the Committee Guidelines and gives instruction and requirements of the committee for the chairperson and committee members

Scheduling of a committee chairperson meeting needs to be schedule to review the chairperson guide; if possible schedule the meeting in September before the next Board meeting.

TABLED TO THE SEPTEMBER MEETING

B. CAIR 13-07-01 Lake Committee - Establishing an SVLA Enterprise Zone for the development of / and SVLA Boat Parking Yard

The CAIR 13-07-01 will not move forward due to several issues/reasons. The committee will be sent a response to the CAIR.

C. Disaster Response Committee / Club

1. Application submitted by Rick Danzey

Glenn Grabiec was given direction to review the plans; Grabiec has extensive background in disaster prep. Table until more info can be researched.

VI. COMMITTEE REPORTS

- A. Architectural – Penny Mickelson gave a monthly report on projects
- B. Citation - No verbal report for the meeting

- C. Communication - No verbal report for the meeting
- D. Financial – Jim Carr reported setting up meetings to make recommendations to the Board
- E. Community Plan - No verbal report for the meeting
- F. EQ Estates - No verbal report for the meeting
- G. Family Social - No verbal report for the meeting
- H. Lake – Larry Hoover reported on projects the committee are working on
- I. Public Safety - No verbal report for the meeting

VII. GOVERNMENT AGENCY REPORTS

- A. Ken Anderson Sr. Field Representative to 1st District Supervisor Robert Lovingood

Bids for the sidewalk project are ready for the board and the project should be completed very soon. County didn't agree with the FEMA flood zone map and they are working on removing SVLA from the flood zone map. The FEMA flood zone map would require and new construction to have an increase in elevation of 2 feet. Appreciate working with staff.

VIII. BOARD CORRESPONDENCE

- A. none

Jonathan Tasker left the meeting at 7:45 PM

IX. MANAGEMENT TEAM REPORTS

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

X. INTERIM GENERAL MANAGER'S REPORT

- A. Glenn Grabiec thanked Finance Committee and staff for all the hard work during the budget process. Also thanked Ken Anderson for all his hard work and help.

XI. BOARD OF DIRECTOR'S COMMENTS

Mike Visser – Thanks to the Board and staff and for working on keeping the community safe

Marvin Jobes – Thanks to staff, General Manager and the committees

Kenneth Martell – Thanks to staff and to everyone for attending the meeting

Ilene Bandringa – Thanks to the Finance Committee, Glenn and Dee Dee on all the hard work preparing for the budget. Working with the committee makes the process better and easier for the next year.

Jeff Morgan – Gratitude to Scott for leading the meeting; thanks to all the hard work on the budget and thanks to staff and the Board for all their hard work.

Scott Eckert – Thanks for all the hard work on the water purchase plan; we are very close to success.

The next scheduled Open Session Board Meeting is scheduled September 24, 2013

XII. Adjourn

Motion by Morgan to adjourn the meeting; seconded by Bandringa. The meeting was adjourned at 8:20 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 August 26, 2013. The Board addressed the following:

- Approved the Executive Session meeting minutes of July 22, 2013.
- Member discipline, appeals and citations, collections, committees
- Legal issues with TMP, WPTF, and boat parking yard
- Contracts with Sheriff's
- Personnel concerns

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:

Marvin Jobes, Secretary SVLA Board of Directors