



**OPEN SESSION MINUTES  
BOARD OF DIRECTORS MEETING  
DECEMBER 17, 2013 6:00 PM  
12975 ROLLING RIDGE DRIVE  
SPRING VALLEY LAKE, CA 92395**

**BOARD MEMBERS**

☒ Jeff Morgan, President  
☒ Scott Eckert, Vice President  
☐ Marvin Jobes, Secretary  
☒ Ilene Bandringa, Treasurer  
☒ Jonathan Tasker, Director  
☒ Mike Visser, Director  
☒ Kenneth Martell, Director

**STAFF**

Glenn Grabiec, 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 – Morgan called the meeting to order at 6:00 PM

Flag Ceremony - Pledge of Allegiance was led by the Cub 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.

No homeowners addressed the Board during the Open Forum

**I. SECRETARY'S REPORT**

A. Approval of meeting Minutes

MOTION 2013

Motion by Bandringa to approve the minutes of the Regular Open Session Meeting November 19, 2013; seconded by Tasker. Motion passed 6-0. Jobses – absent.

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 contested and uncontested citations that were presented to the Board to issue fine notices as modified; seconded by Bandringa. Motion passed 5-0. Absent-Jobes.

III. TREASURER'S REPORT

A. Received and File the Treasurer's Report dated October 31, 2013

MOTION 2013

Motion by Bandringa to receive and file the Treasurer's report dated October 31, 2013; seconded by Eckert. Motion passed 5-0. Absent- Jobses.

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  
a. none

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

a. Returning Committee Members  
1. none

b. New Applicants

1. none

c. Committee Recommendation of Applicants

1. June Jaramillo – EQ Estates Committee

MOTION 2013                      Motion by Bandringa to approve the application for June Jaramillo to serve as a committee member on the EQ Estates Committee; seconded by Eckert. Motion passed 6-0. Jobses - absent.

B. Tamarisk Marketplace Updates

Tasker stated that there is nothing new to report.

C. Water Purchase Updates

1. Approval of the Loan

MOTION 2013                      Motion by Bandringa to approve the Loan Documents from Pacific Western Bank for the water purchase; seconded by Eckert. Motion passed 6-0. Jobses – absent.

Morgan stated the each of the Board members will sign the loan documents.

D. Community Enhancement Task Force

1. Draft Document for Approval

MOTION 2013                      Motion by Bandringa to approve the draft document for the task force with the following changes, the task force will be called ‘Community Task Force’ and the GM will not be a part of the task force; seconded by Eckert. Motion passed 6-0. Jobses – absent.

E. CAIR 13-12-01 Equestrian Estates requesting Staff input at the Committee Meetings

F. CAIR 13-12-02 Lake Committee – Lake Shoreline Apron/Coving and Reserve Study

G. CAIR 13-12-03 Lake Committee – Boat Slips/Marina Slips

H. CAIR 13-12-04 Lake Committee – Pontoon Boat Rentals

I. CAIR 13-12-05 Lake Committee – South Bay Area No Wake Zone

J. CAIR 13-12-06 Lake Committee – Main Lake Family Boating Day

JONATHAN MOVED TO TABLE ITEMS E THROUGH J UNTIL THE JANUARY 2014 MEETING

K. Collections/Liens

1. List of 69 Accounts to be approved for Liens

MOTION 2013                      Motion by Tasker to approve the list of 69 accounts for the Lien process; seconded by Bandringa. Motion passed 6-0. Jobes – absent.

V. *TABLED ITEMS FROM PREVIOUS MEETINGS*

A. Committee Guidelines – Motion to Approve

1. Advisory Committee Chairperson Information Guide – Motion to Approve

MOTION 2013                      Motion by Bandringa to approve the Committee Guidelines and the Advisory Committee Chairperson Information Guide, both documents will be effective January 1, 2014; seconded by Visser. Motion passed 6-0. Jobes – absent.

B. CAIR 13-09-01 Finance Committee Mission Statement – Request for approval

Tabled until the committee reviews the statement and resubmits

VI. COMMITTEE REPORTS

- A. Architectural- No verbal report for the meeting
- B. Citation- No verbal report for the meeting
- C. Communication- No verbal report for the meeting
- D. Financial- No verbal report for the meeting
- 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 the CAIR presented to the Board on the extension of the no-wake zone and the no-wake family day that the committee submitted
- I. Public Safety- No verbal report for the meeting

VII. GOVERNMENT AGENCY REPORTS

A. none

## VIII. BOARD CORRESPONDENCE

- A. none

## IX. MANAGEMENT TEAM REPORTS

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

## X. GENERAL MANAGER'S REPORT

- A. Glenn Grabiec

## XI. BOARD OF DIRECTOR'S COMMENTS

- A. Each Board member was called on for comments

Mike Visser – Merry Christmas and it's great to have Station 22 in the community

Kenny Martell – Merry Christmas and Happy New Year

Ilene Bandringa – Bumpy start at the beginning of the year but everyone worked hard and pulled it all together. Merry Christmas and Happy New Year

Jonathan Tasker – As a Board member he is grateful for the work done by staff; thanks for coming

Scott Eckert – A lot of improvements have been made through the year and the water purchase phase 1&2 have been very successful; Merry Christmas

Jeff Morgan – The water purchase will be a significant step for the association; thanks to staff for all the hard work and to the Board for their hard work.

## XII. Adjourn

Motion by Eckert to adjourn; seconded by Visser. The meeting adjourned at 6:50 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 December 16, 2013. The Board addressed the following:*

- Approved the Executive Session meeting minutes of November 18, 2013.
- Member discipline, appeals and citations, collections, committees, liens
- Legal Counsel for the Water Purchase

- Personnel concerns

*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 January 14, 2014. The Board addressed the following:*

- Water Purchase Contracts

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