



**OPEN SESSION MINUTES
BOARD OF DIRECTORS MEETING
JULY 23, 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, Interim General Manager
Jeaneen Beam, Director Administration & HR
Dennis Teece, Director of Operations
Alfred Logan, Interim Director Public Safety
Dee Dee Walker, Controller

OTHERS

CALL TO ORDER - Morgan called the meeting to order at 6:00 PM

Pledge of Allegiance led by Jeff Morgan

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.

Mary Tehran gave special thanks to the Board, staff liaisons, Dennis and the maintenance crew for all the work at the EQ arena area. The arena footings and the bridges look great; they are really nice improvements.

I. SECRETARY'S REPORT

A. Approval of meeting Minutes –

MOTION 2013

Motion by Bandringa to approve the regular Open Session Meeting Minutes of June 25, 2013; seconded by Eckert. 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 Treasurer's Report dated May 31, 2013

MOTION 2013 Motion by Bandringa to accept and file the treasurer's report; seconded by Eckert. 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

Lisa Verhagen – Communications Committee
Dennis Verhagen – Communications Committee
Richard Schmitt – Communications Committee

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. CAIR 13-07-01 Architectural Committee Recommendation
Roger Graham
2. Denyel Heater – Family Social Committee
3. Martin “Bo” Goulet – Community Plan Committee
4. Lisa Verhagen – Community Plan Committee

MOTION 2013

Motion by Eckert to approve the four applicants listed above; seconded by Visser. Motion passed 7-0.

B. Water Purchase Task Force Update

Eckert reported that we are 87% of the way towards our goal of 2805 YES consent forms. The project is in the first phase. The next phase will include financing options with the third phase being the purchasing of water looking at a 1 to 2 year plan.

C. Tamarisk Market Place Update

Tasker reported that we are still under submission waiting for the judge’s decision.

D. Collection Policy Review

Bandringa reported that the Collection Policy has been updated to reflect Total Property Management. The Collection Policy is under review for any updates that may be needed.

CAIR – Committee Action Item Request

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

Larry Hoover gave a presentation of the project to explain the CAIR on behalf of the Lake Committee. Tasker said there could be issues with liability. The Board gave direction to Glenn Grabiec to research the feasibility of the CAIR.

- F. Draft logo and masthead for the association newspaper

Presented under Communication Committee report

- G. Disaster Response Committee Proposal

Possible create a Response Committee (Club) that would include the Ham Radio Club and reconstitute the CERT Program; this will need research as committees are not points of contact in the community. Another suggestion is to move Disaster prep from Community Services to Public Safety.

V. *TABLED ITEMS FROM PREVIOUS MEETINGS*

A. **Committee Guidelines**

Tabled from the June 25, 2013 meeting; Bandringa requested this item to be tabled again.

VI. COMMITTEE REPORTS

- A. Architectural – Penny Mickelson gave a monthly report on projects
- B. Citation - No verbal report for the meeting
- C. Communication-Frank Blaszcak gave a presentation of the direction he would like the committee to go and the goals he has for the committee
- D. Financial - No verbal report for the meeting
- E. Community Plan-Jeri Lawrence reported that the drawings have been completed by Steeno for the CB and they are also looking at ideas for the median
- F. EQ Estates- No verbal report for the meeting
- G. Family Social- No verbal report for the meeting
- H. Lake- Larry Hoover had nothing else to report other than the CAIR presentation item E section IV.
- I. Public Safety- No verbal report for the meeting

VII. GOVERNMENT AGENCY REPORTS

- A. Ken Anderson Sr. Field Representative to Robert Lovingood Supervisor, 1st District reported the clean-up on Ridgecrest and Yates and SVLA excluded from the FEMA new building requirements due to flooding.

VIII. BOARD CORRESPONDENCE

- A. none

IX. MANAGEMENT TEAM REPORTS

- A. Director of Operations, Dennis Teece
- B. Director of Community Services, Paul Beam – report given by Dennis Teece in Paul's absence
- C. Director Administration & HR, Jeaneen Beam
- D. Interim Director Public Safety, Al Logan

X. INTERIM GENERAL MANAGER'S REPORT

- A. Glenn Grabiec

XI. BOARD OF DIRECTOR'S COMMENTS

- A. Each Board member was called on for comments

Jonathan Tasker - Thank you for attending; bring your neighbors next month

Ilene Bandringa – Thank you for coming and thank you to staff for a great family festival and fireworks show

Marvin Jobes – Thanks for coming and thanks to staff for the great events this year

Kenneth Martell – Thanks to the staff, management and the committees

Mike Visser – Thanks to staff for the great fireworks show

Scott Eckert – Thanks for coming; thanks to Dennis & Lisa Verhagen for all your hard work; tell your neighbors about the WPTF (Water Purchase Task Force) – it's just a smart thing to do

Jeff Morgan – Great fireworks show; great job for all the hard work by Paul Beam, Al Logan, Glenn Grabiec and staff that worked on the planning of the Family Festival and fireworks show making them great and safe events

XII. ADJOURN

Motion by Jobes to adjourn; seconded by Bandringa. Meeting adjourned at 7:05 PM.

The next scheduled Open Session Board Meeting is scheduled August 27, 2013

Semi-Annual Homeowners Meeting August 24, 2013

Finance Committee presents the proposed budget to the Board

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 July 22, 2013. The Board addressed the following:

- Approved the Executive Session meeting minutes of June 24, 2013.
- Member discipline, appeals and citations, collections, committees
- Legal issues
- Insurance
- Contracts
- 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 July 30, 2013. The Board addressed the following:

- Personnel
- Compensation

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