



**OPEN SESSION MINUTES  
BOARD OF DIRECTORS MEETING  
OCTOBER 28, 2014 6:00 PM  
12975 ROLLING RIDGE DRIVE  
SPRING VALLEY LAKE, CA 92395**

**BOARD MEMBERS**

☒ Scott Eckert, President  
☒ Ilene Bandringa, Vice President  
☒ Robert McCoy, Secretary  
☒ Stephen Garcia, 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, Director Public Safety

**OTHERS**

**CALL TO ORDER**– Eckert called the meeting to order at 6:00 PM

Pledge of Allegiance was led by the Cub Scouts

Roll Call was taken and recorded.

**HOMEOWNERS OPEN FORUM**-Speakers must be Members or Associate Member

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.

No homeowner comments.

**SECRETARY'S REPORT**

**A. Approval of meeting Minutes**

Motion by McCoy to approve the minutes of the Regular Open Session Meeting September 23, 2014; seconded by Bandringa. Motion passed 7-0.

## I. GOVERNMENT AGENCY REPORTS and OTHER REPORTS

### A. Don Holland Policy Advisor to 1<sup>st</sup> District Supervisor Robert Lovingood

The Wind Turbine plan has been withdrawn and a work order has been submitted for options on repairing the entrance of the parkway.

## II. CONSENT CALENDAR - MOTION

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

Motion by Garcia to approve issuing Citation-Fines for contested and uncontested violations presented to the Board; seconded by Bandringa. Motion passed 7-0.

## III. TREASURER'S REPORT

### A. Received and File the Treasurer's Report dated September 30, 2014

Motion by Garcia to receive and file the Treasurer's report of September 30, 2014; seconded by Bandringa. Motion passed 7-0.

## 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 Assignment Applications submitted for consideration as a Committee Member for the year of June 2014-May 2015

#### 1. None

### B. Communications Committee

1. 2 active members at this time – Per the General Committee Guidelines and Procedures; “If a committee has three members or less, with the exception of the Architectural Committee, the BOD may consider dissolving the committee.”

Motion by Bandringa to put a temporary hold on the Communications Committee until further notice due to lack of members; seconded by Martell. Motion passed 7-0.

### C. Tamarisk Market Place – Update

Nothing new to report.

### D. November Board Meetings

1. The dates for the Executive and Open Session Meeting in November are during the week of Thanksgiving. Suggested change is to reschedule both meetings one week earlier. Executive Session Meeting Monday, November 17<sup>th</sup> and Open Session Meeting to Tuesday, November 18<sup>th</sup>.

Motion by Eckert to reschedule the Executive Board meeting to November 17<sup>th</sup> and the Open Session Board meeting to November 18<sup>th</sup>; seconded by McCoy. Motion passed 7-0.

### E. Resolution to Lien – Motion

1. WHEREAS, the Board of Directors (“Board”), in compliance with the current Association collection policy, is resolving to authorize Total Property Management to record a Notice of Delinquent Assessment Lien against the property as a result of non-payment of regular assessments...There are 56 Accounts listed for lien approval due to non-payment of assessments.

Motion by Visser to approve authorizing Total Property Management to record a Notice of Default Assessment Lien on the 56 accounts as presented; seconded by Garcia. Motion passed 7-0.

### F. Eagle Scout Project Proposal

1. In order for a Scout to receive an Eagle Scout Rank they must execute a community service project. The proposal is to repaint the “No Dumping” signs that are next to the storm drains throughout Spring Valley Lake.

Motion by Bandringa to approve the Eagle Scout community service project proposal to repaint the “No Dumping” signs that are next to the storm drains throughout Spring Valley Lake; seconded by McCoy. Motion passed 7-0.

### G. Write-off of Bad Debt

Motion by McCoy to write-off bad debt in the Total amount of \$66,942.07; seconded by Visser. Motion passed 7-0.

### H. CDARS – Certificate of Deposit Account Registry Services

1. CDARS insure association funds are not exposed to risk by exceeding FDIC limits

Table until the November Board meeting to obtain recommendations from Total

#### I. Dog in Common Areas Rule Update

Motion by McCoy to approve submitting the new dog in common areas rule with the February assessment statement for property owners for 30 day review and comments for approval; seconded by Bandringa. Motion passed 7-0.

#### J. Social Media

Recommended that a Communications Coordinator position is created to cover all media from the association; a job description will be submitted for the November meeting.

#### K. SVLA Logo

A logo was created that incorporated horses, the board would like to transition this logo in a phase out the old. It was requested that the new logo be brought to the November board meeting for review.

#### L. BAI 14-10-01 Security System Wireless Upgrade

Motion by Garcia to approve BAI 14-10-01 Security System Wireless Upgrade up to \$26,500; seconded by Visser. Motion passed 7-0.

#### M. BAI 14-10-02 Meadowlark Park Play Equipment Replacement Reserve Items

Motion by Bandringa to approve BAI 14-10-02 Meadowlark Park Play Equipment Replacement Reserve Items; seconded by Visser. Motion passed 7-0.

#### N. New Projects

Eckert said he would like the Board to come up projects to do with the collection money that has been received.

#### O. Internal Club Policy – Discussion

This is tabled as the writing of the policy is going to be a big task as there are no guidelines at this time

#### P. EQ Estates

EQ Estates Committee submitted a list of concerns with the area around the barn, storage of the maintenance equipment and vehicles, sliding barn doors, fencing, and rules on dogs. The committee was also directed to turn in a CAIR for any of their requests.

## V. COMMITTEE REPORTS

- A. Architectural – Penny Mickelson reported that things are going well and there has been 3 meetings since the last board meeting.
- B. Citation Shirley Sedam reported that the committee needs members. Bandringa offered to write an article for the breeze to help recruit members for the committees.
- C. Communication – No report
- D. Community Plan – No report
- E. Financial – No report
- F. EQ Estates – Mary Teran thanked everyone for their hard work and for the Hoe Down, she also said that Marvin Jobes will be Chairperson for the committee.
- G. Lake – Pete Lawson stated that the committee needs more members.
- H. Community Task Force – No report

## VII. BOARD CORRESPONDENCE

- A. None

## VIII. MANAGEMENT TEAM REPORTS

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

## IX. GENERAL MANAGER’S REPORT

- A. Glenn Grabiec

## X. BOARD OF DIRECTOR’S COMMENTS

- A. Mike Visser thanked everyone for coming, great job to staff on all the projects
- B. Steve Garcia thanked everyone for attending the town hall and thanked Scott for supporting the town hall.
- C. Ilene Bandringa thanked everyone for coming and thanked committee members for their work. She also thanked Scott for the town hall meeting; communication is important.

- D. Jon Tasker- thanks for coming and thanks to staff and the Board
- E. Kenny Martell – thank you for attending and thanks for all the great work. Happy Halloween.
- F. Rob McCoy – thanked staff and Board, thanks to Scott for the great job with the town hall. Thank you for coming to the meetings.
- G. Scott Eckert – thank you for attending the town hall, the Breeze is on the web-site, welcome Deputy Romero, and thanked the Board for their hard work protecting the association assets. Also thanks to PSD for their fantastic work.

## XI. ADJOURN

Motion by Bandringa to adjourn; seconded by Visser. The meeting was adjourned at 7:55 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 October 27, 2014. The Board addressed the following:*

- Approved the Executive Session meeting minutes of September 22, 2014.
- Member discipline, appeals and citations, collections, committees, liens, Initiate Foreclosure
- Contracts- Architect for Arch Manual, EQ Estate lot,
- Personnel
- Legal Issues- Tamarisk Market Place

Respectfully Submitted by:

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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:

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Robert McCoy, Secretary SVLA Board of Directors