



OPEN SESSION MINUTES  
BOARD OF DIRECTORS MEETING  
AUGUST 28, 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  
☒ 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

1. CALL TO ORDER

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

The 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.

Steve Garcia spoke about the CSD Town Hall meeting scheduled for October 27<sup>th</sup> at 10:00 Meadowlark Hall.

Patrick Wright spoke about an architectural application he submitted for a greenhouse that has been denied. He asked what he can do to get it approved. He stated that he needs it for his business. He was directed to go to the association office for the process to appeal the decision.

Dennis Verhagen and Sharon Emery requested a bookshelf for a book exchange in the new lounge in the community center.

Alfred Logan commented the request was already resolved and a bookshelf is planned for the room.

### 3. SECRETARY'S REPORT – Approval of Meeting Minutes

Motion by Smith and seconded by Sedam to approve the Open Session Meeting July 24, 2018 Minutes. Motion passed.

### 4. GOVERNMENT AGENCY REPORTS and OTHER REPORTS

Field Representative From the office of Assemblyman Jay Obernolte

No representative was present.

Don Holland, Policy Advisor to 1<sup>st</sup> District Supervisor Robert Lovingood

The archway monument plan rejection was approved. A meeting will be held on September 5, 2018 regarding the proposed Fire Tax in the community center in Spring Valley Lake. The county opened the first local mental health crisis center on the high desert area. Properties in the county have been reassessed with a 7.3% increase. A Youth Advisory Council has been established to offer input on local issues. And the San Bernardino County Sheriff now has a recruiting center.

Deputy Finlen from San Bernardino County Sheriff

A one month stats report was given for Spring Valley Lake. The stats report included 43 alarm calls, 10 fraud/thefts, 3 stolen vehicles, 6 fighting/domestic calls, and 2 burglaries. If you see anything out of the ordinary call the Sheriffs and/or Public Safety.

Officer Mike Mumford California Highway Patrol

No representative was present.

Ms. Gonzalez United States Postal Inspector

The Inspector has been investigating criminal activity with the large blue drop boxes. Be cautious when using them. Always drop-off mail before the pick-up time posted. Be sure the items drops into the box. Pick-up time in SVL is 4:30 PM. Mail has also been stolen from mail boxes in the equestrian estates area. Mail theft leads to ID theft, fraudulent checks, and so on. Keep personal information safe and check bank statements for any fraud. Report any mail theft to 877-876-2455.

Steve Samaras, Division Manager CSA 64

Operations report was given. Meter replacement project has begun. A map with information about the replacement plan is on the association web-site along with notices left at homes when the meter will be replaced. It takes approximately 20-40 minutes to change out the meter. It was reported that the sewer system has not had any overflow for the past 3 ½ years and no odor complaints. The shed/building in Meadowlark park will be turned over to the association in the next week.

David Russi, Manager Spring Valley Lake Country Club – Introduction

No representative was present.

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 Letner and seconded by Garcia to approve the citations to be issued. Motion passed.

6. TREASURER'S REPORT

Receive and File the Treasurer's Report dated June 30, 2018

Motion by Sedam and seconded by Letner to Receive and File the Treasurer's Report dated June 30, 2018. Motion passed.

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

Motion by Sedam and seconded by Letner to Receive and File the Treasurer's Report dated July 31, 2018. 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. Resolution #1 Establishing the 2018-2019 Annual Budget

8. Resolution #2 Establishing the 2018-2019 Annual General Assessment

9. Resolution #3 Establishing the 2018-2019 Associate Membership Fee

10. Resolution #6 Establishing the 2018-2019 Assessment Billing Process

The four (4) Resolutions listed above 7-10 were approved at the Budget Meeting August 25, 2018. The Resolutions were read.

11. Lake Report

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

## 12. Fishing Area One – Bids

Only 1 bid has been submitted as of the meeting date. The bid came in at \$90,000. Bids will still be accepted. This will be put on the agenda for September.

## 13. Meadowlark Park Reconditioning Phase II

Teece reported that the park is on schedule. It is time to get bids on Phase II. Teece stated he would like to get bids for some additional items on Phase II. Part of this phase is to continue the walking trail and the second ballfield. There is an area that runs along the off lease park and phase II that has old irrigation and a lot of dirt area. The dirt area is where the proposed pump park will go. Teece suggests doing the irrigation and hydro seed in this area to give it a more finished look until the pump park goes in. Teece said that he is trying to plan ahead by looking into the future beyond phase II. If the bids are received then the plan of direction is easier.

## 14. Accounting Management Contract Transition to Consortium

The transition is going well at this time. Welcome letters from Consortium are being mailed out to all property owners.

## 15. SVL Veterans Club – Event Request

Motion by Smith and seconded by Williams to approve the SVL Veterans Club Spaghetti Dinner September 23, 2018. Motion passed.

## 16. Rules and Regulations Town Hall Meeting

Saturday, September 29, 2018 at 10:00 AM in the Equestrian Estates Center in Apple Valley

## 17. Morgan Stanley Investment Recommendation – Operating Account

Motion by Sedam and seconded by Letner to approve the investment recommendations presented by our Morgan Stanley advisor. Motion passed.

## 18. BOARD CORRESPONDENCE

### A. Assessment Waiver

The Board is sympathetic to the circumstances that has caused the request to waive assessments but the association is not able to waive assessments.

## 19. COMMITTEE REPORTS

Architectural Committee - Myron Becker reported 37 projects have been submitted. He stated that sheds need to be kept back from the property line of lots on the golf course. Also, that the county now requires a water retention on all lots with new construction. And that not all contractors do landscaping but the association requires new construction submits to include landscaping plans. This has created some issues. The committee is discussing these issues and resolves for them.

Citation Committee - Shirley Sedam reported there were 27 citation reviewed with recommendations sent to the Board.

Community Planning Committee – No representative was present.

EQ Estates Committee – Karina Rodriguez reported a change in the broker used to purchase hay. The change has a savings of approximately \$2.00 per bail. The shade structures and statue looks great. And there is a new leader for the neighborhood watch.

Lake Committee – Brian Wells reported that the committee is working diligently on a lake plan for now and the future. There are several projects in the works. The workshop that was held had some great information. They are monitoring social media. They are also looking at all the different types of boats that use the lake and how they affect the lake. They are looking at the amenities on the lake and how they are used. Plants have been planted in the lake and are being monitored. The committee is also working on the information needed for the new permit required by the water board. Brian Wells thanked the Board and committee for their hard work and support.

## 20. 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

## 21. GENERAL MANAGER’S REPORT

Al Logan

## 22. BOARD OF DIRECTOR’S COMMENTS

Brad Letner – Thanked the committees for all their hard work.

Mark Sedam – Thanked the Budget Committee and staff for all the work on the budget. Mark the Health Fair on your calendar and see you at the upcoming events.

Deedee Garcia – Thanked the Budget Committee and staff for their hard work on the budget.

Stave Orr – Thanks to the committee members for their hard work.

Ryan Williams – Thanks to the committees.

John Smith – Great job to the committees and thanks for the reports.

Amy Stanton – Thanks to the Budget Committee and Logan.

## 23. ADJOURN

Williams motioned to adjourn at 8:20 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 August 27, 2018. The Board addressed the following:*

- Approved the Executive Session meeting minutes of July 23, 2018.
- Member discipline, citations, fines, collection process
- Legal Updates
- Contracts – Accounting Services
- 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