



OPEN SESSION MINUTES  
BOARD OF DIRECTORS MEETING  
SEPTEMBER 26, 2017 6:00 PM  
MEADOWLARK HALL  
12975 ROLLING RIDGE DRIVE  
SPRING VALLEY LAKE, CA 92395

BOARD MEMBERS

☒ Stephen Garcia, President  
☒ Amy Stanton, Vice-President  
☒ Christopher Huntingford, Secretary  
☒ John D. Smith, Treasurer  
☒ Robert McCoy, Director  
☒ Loran Keith, Director  
☒ Steve Orr, Director

STAFF

Al Logan, General Manager  
Jeaneen Beam, Director Administration & HR  
Dennis Teece, Director of Operations  
Lisa Hartley, Interim Director Public Safety

OTHERS

1. CALL TO ORDER

Garcia called the meeting to order at 6:03 PM.  
The Pledge of Allegiance was led by Cub Scouts Pack 26  
Roll Call was taken and recorded.

Garcia announced that Al Logan is the new General Manager for the association.

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.

Wayne Gulley spoke about cars speeding on Sunburst  
Officer Mumford from the CHP spoke regarding the issue of cars speeding. CHP is aware of the issues and is in the community watching for speeders. The radar trailer will be placed on random streets throughout the community.

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

Motioned by Huntingford and seconded by Stanton to approve the Open Session Meeting August 22, 2017 Minutes. Motion passed 7-0.

### 4. GOVERNMENT AGENCY REPORTS and OTHER REPORTS

Chris Nunez Field Representative From the office of Assemblyman Jay Obernolte

The new gas tax goes into effect November 1, 2017. The appeal for this tax has been written. 10 bills have passed, 9 of them were written by Jay Obernolte and were signed by the governor.

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

Reported on the traffic patterns with the Yucca Loma Bridge issues and the request for left turn abilities, It's proposed for U-turns at Park and Yates at the signal, and no in and out lefts on Chinquapin. This information will be put out for comment and discussion in October.

Officer Mike Mumford California Highway Patrol

Stated he is aware of the speed issues and will be working on that. The parking of vehicles on the street is legal if they are moved every 72 hours and are registered. If it is a safety issue it will be addressed.

Deputy Henry Representative from San Bernardino County Sheriff

Stated he will be in the community making his presence know. He is working on getting familiar with the community and some of the concerns.

Battalion Chief Joshua Sprague San Bernardino County Fire

No representative was present.

Steve Samaras, Deputy Director CSA 64

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.

Motioned by Keith and seconded by Huntingford to approve the citations presented to be issued with fines. Motion passed 7-0.

### 6. TREASURER'S REPORT

Receive and File the Treasurer's Report dated August 31, 2017

Motioned by Smith and seconded by Stanton to receive and file the Treasurer's Report dated August 31, 2017.

## DISCUSSION AND ACTION ITEMS

### 7. Yucca Loma Bridge/ Left Turn – Updates

Don Holland spoke regarding this item. A plan was discussed and will go out for comments with further discussion in October.

### 8. Park Plan Updates

The topography drawing is complete. The next phase is to get the drawings to go out for bid.

### 9. Bad Debt Write-off

Motioned by Smith and seconded by Huntingford to write-off Account 36830-03. Motion passed 7-0.

### 10. Resolution to Lien

Motioned by Smith and seconded by Keith to approve the Resolution to Lien due to non-payment of regular and/or special assessments on 47 accounts. Motion passed 7-0.

### 11. BAI 17-09-01 Board Action Item

Motioned by Smith and seconded by Huntingford to approve the Replacement of the Public Safety and Code Enforcement Vehicles – Reserve Items. Motion passed 7-0.

### 12. Community Center Upgrades-Update

Teece reported the upgrades will begin soon.

### 13. Community Task Force Assignment – Updates

Rory Shannon reported on the research the CTF did regarding Transfer of Amenity Rights from owner to tenant. After reviewing SVL's governing documents and conversations with legal counsel it is not required for SVL. Legal counsel reviewed the current procedures and no changes are needed.

CTF recommends no changes in Owner/Tenant Membership.

At this time no changes will be implemented.

The board requested CTF to review and do a study on guest cards. Include staff on the input of information and research. Also study the control and authority of guest card usage.

### 14. Prohibit Live Breeding of Horses on Association Property Proposal- Submitted by the Equestrian Estates Committee-creates an unsafe situation

Motioned by Stanton and seconded by Keith to approve the proposal to Prohibit Live Breeding of Horses on Association Property. Motion passed 7-0.

## 15. Horse Trailer Parking Proposal – Submitted by the Equestrian Estates Committee

Paul Berger stated he was the board liaison to the EQ Estates and at that time boarders were allowed to park trailers in the parking lots.

Motioned by Keith and seconded by Huntingford to postpone the enforcement of the EQ parking lot and horse trailer parking until the October meeting to gather more information. Motion passed 7-0.

## 16. Committee Applications

2 - Architectural Committee      1 - Community Plan Committee

Motioned by Keith and seconded by Stanton to approve the 3 committee applications. Motion passed 7-0.

## 17. BOARD CORRESPONDENCE

Concerns addressed to the Board during the Open Forum August 22, 2017

- a. Traffic issues in the post office parking lot, speeding in the community and signs placed on the parkway stating “Water Fowl Crossing”

Logan reported the owner of the retail center with the post office is in the process of updated the signs to help with traffic flow.

Garcia suggested that golf cart crossing signs are needed in the community more than the water fowl crossing signs.

## 18. COMMITTEE REPORTS

A committee Chair meeting will be planned in the future to review the requirements of each committee.

### Architectural Committee

Myron Becker reported that Carol Felix is the new Chairperson on the committee. There have been 33 projects submitted for the month.

### Citation Committee

Shirley Sedam reported there have been a lot of courtesy notices sent out with a good response of correcting the issues before a citation needs to be issued. The number of citations issued has increased.

### Community Planning Committee

Jeri Lawrence reported on the Community Clean-up day on October 14<sup>th</sup>, the committee has sponsors lined up for next year’s clean-up day to help with the supplies needed. They are working on ideas for the SVLA Breeze. And she is looking forward to the updates in the community center and the park.

### Community Task Force

Rory Shannon gave the report earlier in the meeting.

### EQ Estates Committee

Katrina Rodriguez announced that Bob Teran had passed away and will be missed a lot. He gave a lot of time to the community. She also reported that new hay has been ordered, an immunization clinic for the horses is scheduled and that the gazebo will be replaced with 2 shade structures. There are several trees that need trimmed and there has been illegal use of the bridle trails by a few vehicles. The vehicles have been reported to the Apple Valley Police Department. A report of 4 horses on one property was also reported to the Town of Apple Valley.

### Lake Committee

Rob Capella reported the committee would like to educate property owners on boat and lake safety rules. Some that use the lake seem a little careless in their actions. The committee reviewed the mission statement and do not see a need to make any changes. He also talked about live bait use, crawfish and the types of fish in the lake. The committee is also looking into duck food dispensers.

## 19. MANAGEMENT TEAM REPORTS

Director of Operations, Dennis Teece  
Interim Director Public Safety, Lisa Hartley  
Director of Admin & HR, Jeaneen Beam  
Community Services Report

## 20. INTERIM GENERAL MANAGER'S REPORT

Al Logan

## 21. BOARD OF DIRECTOR'S COMMENTS

Steve Orr - Congrats to Al Logan, Thank you for coming to the meeting and thanks to staff.

Loran Keith – Thank you for coming. Congrats to Logan, looking forward to working with him. The next scheduled Open Session Board Meeting is scheduled October 24, 2017.

Christopher Huntingford – Congrats to Logan, look forward to working with you. He's looking forward to moving forward on the park plan; thanks to the CTF for their work. And show up for the clean-up day.

John Smith – Congrats to Logan, he will be great in the leadership role. Looking forward to working with Logan. Good to see some new people at the meeting. Come to the Hoedown!

Amy Stanton – Congrats to Logan. Thanks to Logan and the staff.

Steve Garcia – told Mary Teran if there is anything she needs do not hesitate to ask. Thanks for coming to the meeting.

## 22. ADJOURN

Motioned by Orr and seconded by Keith to adjourn at 7:45 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 September 25, 2017. The Board addressed the following:*

- Approved the Executive Session meeting minutes of August 21, 2017.
- Member discipline, citations, Fines, Associate members/Use of Amenities, club members, Code of Conduct
- Legal Issues-Lawsuit Claims, Rules & Regulations, fines, lake coving, ADA requirements, 2 Notice of Default, Tamarisk Market Place, Transfer of Amenity Rights
- Contracts – Park plan, lot for sale, Investments, Verizon, Pro-Active
- Personnel

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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Christopher Huntingford, Secretary SVLA Board of Directors