



EXECUTIVE SESSION AGENDA

BOARD OF DIRECTORS MEETING

THURSDAY, JANUARY 16, 2025 ~ 6:00 PM

MEADOWLARK HALL COMMUNITY CENTER

PARKVIEW ROOM CB4

12975 ROLLING RIDGE DR., VICTORVILLE

BOARD MEMBERS

Dennis Verhagen, President
 Paul Stanton, Vice President
 David Stolfus, Secretary
 Vicki Fitch, Treasurer
 Brad Letner, Director
 Steve Troup, Director
 Jay Cohen, Director

STAFF

Alfred Logan, General Manager
Jeaneen Beam, Director of Admin & HR

1. Call to Order
 2. Roll Call
 3. Member Discipline
 - A. Neighbor to Neighbor Dispute Resolution
 4. Contracts
 - A. Contract Bidding Policy
 - B. Meadowlark Park Contract
 - C. ADA Association Office Walkway Contract
 5. Legal
 6. Personnel
 - A. Board Reimbursement Policy
- Adjourn



EXECUTIVE SESSION AGENDA

BOARD OF DIRECTORS MEETING

MONDAY, JANUARY 27, 2025 ~ 6:00 PM

Meadowlark Hall Community Center

Park View Room CB4

12975 Rolling Ridge Drive, Victorville

BOARD MEMBERS

- Dennis Verhagen, President
- Paul Stanton, Vice President
- David Stolfus, Secretary
- Vicki Fitch, Treasurer
- Brad Letner, Director
- Steve Troup, Director
- Jay Cohen, Director

STAFF

- Alfred Logan, General Manager
- Jeanean Beam, Director Admin & HR
- Clint Summers, Director of Code Enforcement & Arch

1. Call to Order
2. Roll Call
3. Approval of Minutes
 - A. Minutes Executive Session Special Meeting December 11, 2024
 - B. Minutes Executive Session Meeting December 16, 2024
 - C. Minutes Executive Session Zoom Meeting December 19, 2024
 - D. Minutes Executive Session Special Meeting January 16, 2025

4. Items noted on Minutes - Discussion

Member Discipline

5. Appeals
 1. Acct 470707 Code Citation & Arch Appeal – Personal Appeal 6:10 PM
 2. Acct 488432 – Review of Information – Packet in Dropbox

3. Code Enforcement Citations – Citation Violations Contested and Uncontested to the Citation Committee are presented to the Board for approval to issue citation/fine notices. Action will be taken at the Open Session Meeting.
(See separate file in Dropbox.)
4. Code Enforcement Packet 2nd and 3rd citations
(See separate file in Dropbox)
5. Public Safety Citations – Citation violations are presented to the Board for approval to issue citation/fine notices. Action will be taken at the Open Session Meeting.
(2 Citations submitted)
6. Request for Boat Registration Reimbursement – Action
7. Committees
Tabled from December.
8. 2 Committee Assignment Applications for review. Action to be taken in Open Session.
9. Lake Committee Correspondence

Legal

10. Updates on Properties with Legal
11. Updates on Pending Matters with Legal on Properties Arch & CE
12. Resolution to Record Notice of Default
A & B tabled in December for more backup information.
 - a. Acct 474528 APN 0480-263-30-0000
 - b. Acct 486486 APN 0444-411-08-0000
13. Resolution to Record Notice of Default Properties
 - a. Acct 469951 APN 3088-391-63-0000
14. Resolution to Settlement Proposal Request
 - a. Acct 470002 APN 3088-132-06-000
 - b. Acct 467600 APN 0444-372-05-0000
15. Lake Infrastructure Project- Lake Committee Correspondence

16. Policies

- a. Board Reimbursement Policy
- b. Board Meeting Dates
- c. Board of Directors Email Policy

Contracts

- 17. Audit Bid
- 18. ADA Walkway Project
- 19. BAI Board Action Item 25-01-01 Disclosure/Scope of CASp Services
- 20. Meadow Lark Park

Personnel

- 21. Staff Updates
- 22. Bill Pay
- 23. GM Goals
- 24. Legal

Adjourn



EXECUTIVE SESSION AGENDA

BOARD OF DIRECTORS MEETING

MONDAY, FEBRUARY 10, 2025 ~ 6:00 PM

Meadowlark Hall Community Center

Park View Room CB4

12975 Rolling Ridge Drive, Victorville

BOARD MEMBERS

- Dennis Verhagen, President
- Paul Stanton, Vice President
- David Stolfus, Secretary
- Vicki Fitch, Treasurer
- Brad Letner, Director
- Steve Troup, Director
- Jay Cohen, Director

1. Call to Order
2. Roll call
3. Member Discipline
 - A. Code Enforcement
 - B. Code of Conduct
4. Committee Assignment Applications for Review. Action to be taken in Open Session.
 - A. 1 Application for Communications Committee & Community Event Team
5. Policies
 - C. Operating Policy
 - D. Bid Policy
6. Contracts
 - A. Weed Abatement
7. Adjournment



EXECUTIVE SESSION AGENDA

BOARD OF DIRECTORS MEETING

MONDAY, FEBRUARY 24, 2025 ~ 6:00 PM

Meadowlark Hall Community Center

Park View Room CB4

12975 Rolling Ridge Drive, Victorville

BOARD MEMBERS

- Dennis Verhagen, President
- Paul Stanton, Vice President
- David Stolfus, Secretary
- Vicki Fitch, Treasurer
- Brad Letner, Director
- Steve Troup, Director
- Jay Cohen, Director

STAFF

- Alfred Logan, General Manager
- Jeanean Beam, Director Admin & HR
- Clint Summers, Director of Code Enforcement & Arch

1. Call to Order
2. Roll Call
3. Approval of Minutes
 - A. Minutes Executive Session Meeting December 16, 2024
 - B. Minutes Executive Session Special Meeting January 16, 2025
 - C. Minutes Executive Session Meeting January 27, 2025
 - D. Minutes Executive Session Special Meeting February 10, 2025
 - E. Minutes Executive Session Emergency Meeting February 13, 2025
4. Items noted and in Minutes - Discussion
5. Appeals

Member Discipline

1. Acct 488432 – Review of Information – Action
Packet in Dropbox
(Board requested all Architectural Information to be submitted at the February Meeting.)
2. Acct 467887 – Opinion from Legal Counsel and Requesting Board Direction - Action
Packet in Dropbox
3. Acct 467715 – Opinion from Legal Counsel and Requesting Board Direction – Action
Packet in Dropbox
4. Acct 468873 – Opinion from Legal Counsel and Requesting Board Direction - Action
Packet in Dropbox
5. Code Enforcement Citations – Citation Violations Contested and Uncontested to the Citation Committee are presented to the Board for approval to issue citation/fine notices. Action will be taken at the Open Session Meeting.
(See separate file in Dropbox.)
6. Code Enforcement Packet 2nd and 3rd citations
(See separate file in Dropbox)
7. Public Safety Citations – Citation violations are presented to the Board for approval to issue citation/fine notices. Action will be taken at the Open Session Meeting.
(One Citation submitted, in the executive packet.)
8. 1 Committee Assignment Applications for review. Action to be taken in Open Session.
9. Acct-488432 Request for Fee to be Waived when a Closed Account was used – Action
10. Code of Conduct Hearing

Legal

11. Updates on Properties with Legal Power Point in the Dropbox
12. Legal Pending Matters Update
Documents in the Dropbox
13. Resolution to Record Notice of Default - Action
A & B tabled in January for more backup information. Held for more info.
 - a. Acct 474528 APN 0480-263-30-0000
 - b. Acct 486486 APN 0444-411-08-0000

14. BOD Resolution Payment Proposal Request – Action

- a. Acct 469951 APN 3088-391-63-0000
- b. Acct 468180 APN 0444-433-07-0000
- c. Acct 467600 APN 0444-372-05-0000

15. Non-Judicial Foreclosure or Lawsuit Authorization – Action

- a. Acct 468739 Alterra File 607005

16. Lake Infrastructure Project

- a. Meeting with Engineers - Notes

17. Procedure for Contacting Attorneys

18. Policies

- a. Board Reimbursement Policy
- b. Board Meeting Dates

Contracts

19. Code Enforcement Software Change Contract

20. Audit

21. ADA Walkway Project

- a. Inspection Report

22. Meadow Lark Park

Personnel

23. Staff Updates

24. Bill Pay/Auto Pay

25. Late Fees

26. Job Application

Adjourn



EXECUTIVE SESSION AGENDA

BOARD OF DIRECTORS MEETING

MONDAY, MARCH 24, 2025 ~ 6:00 PM

Meadowlark Hall Community Center

Park View Room CB4

12975 Rolling Ridge Drive, Victorville

BOARD MEMBERS

____ Dennis Verhagen, President
____ Paul Stanton, Vice President
____ David Stolfus, Secretary
____ Vicki Fitch, Treasurer
____ Brad Letner, Director
____ Steve Troup, Director
____ Jay Cohen, Director

STAFF

Alfred Logan, General Manager
Jeanean Beam, Director Admin & HR
Clint Summers, Director of Code Enforcement & Arch

1. Call to Order
2. Roll Call
3. 6:05 PM - Auditor Report
4. 6:30 PM - Zoom Call with Alterra and Consortium
5. Approval of Minutes
 - A. Minutes Executive Session February 24, 2025
 - B. Minutes Executive Session Special Meeting February 10, 2025
 - C. Minutes Executive Session Special Meeting January 16, 2025

Member Discipline

6. Written Appeals

- a. Acct 488828 Code Enforcement Appeal – Action
- b. Acct 468496 Code Enforcement Landscaping Appeal – Action
- c. Acct 468496 Code Enforcement Tree Removal Appeal – Action
- d. Acct 484954 Architectural Appeal – Action
- e. Acct 488613 Architectural Appeal – Action
- f. Acct 470397 Exemption Request for Trash Cans – Action
- g. Acct 466816 PSD Appeal – Action
- h. Acct 477200 PSD Appeal - Action

7. Personal Appeal

- a. 7:00 PM - Acct 488432 – Architectural Items – Action
Packet in Dropbox
8. Acct 470439 Architectural Application Denial Review – Action
9. Staff Counter Approval Dumpsters/Storage Containers – Action
10. Code Enforcement Citations – Citation Violations Contested and Uncontested to the Citation Committee are presented to the Board for approval to issue citation/fine notices. Action will be taken at the Open Session Meeting.
(See separate file in Dropbox.)
11. Code Enforcement Packet 2nd and 3rd citations
(See separate file in Dropbox)
12. Public Safety Citations – Citation violations are presented to the Board for approval to issue citation/fine notices. Action will be taken at the Open Session Meeting.
(Five Citations submitted, in the executive packet.)

Legal

13. Updates on Properties with Legal Power Point in the Dropbox

14. Legal Pending Matters Update - Documents in the Dropbox

15. Resolution to Record Notice of Default – Action

A. Acct 469092 APN 0480-263-06-0000

B. Acct 466824 APN 0480-263-06-0000

16. BOD Resolution Payment Proposal Request – Action

A. Acct 478135 APN 0480-252-12-0000

B. Acct 486854 APN 0482-183-14-0000

C. Acct 468180 APN 0444-433-07-0000

17. BOD Resolution to Settlement Proposal Request – Action

A. Acct 467600 APN 0444-372-05-0000

18. Non-Judicial Foreclosure or Lawsuit Authorization – Action

A. Acct 468739 Alterra File 607005

B. Acct 467887 Alterra File 613908

Contracts

19. BAI 25-03-01 Association Office Parking Lot ADA Plan Review Corrections

20. Meadow Lark Park

Personnel

21. Staff Updates
22. Bill Pay/Auto Pay Request for Additional Accounts
23. Board of Director's Treasurer Request for Assistant
24. Accounting GM Update
25. MBO Updates by GM
26. 5 Year Grandfathering Official Policy

Adjourn



EXECUTIVE SESSION AGENDA

BOARD OF DIRECTORS MEETING

MONDAY, APRIL 21, 2025 ~ 6:00 PM

Meadowlark Hall Community Center

Park View Room CB4

12975 Rolling Ridge Drive, Victorville

As provided for in Civil Code §1363.05(b), notice is hereby given that an Executive Session will be conducted on 4/21/2025.

BOARD MEMBERS	<p>____ Dennis Verhagen, President ____ Paul Stanton, Vice President ____ David Stolfus, Secretary ____ Vicki Fitch, Treasurer ____ Brad Letner, Director ____ Steve Troup, Director ____ Jay Cohen, Director</p>
STAFF	<p>Alfred Logan, General Manager Jeanean Beam, Director Admin & HR Clint Summers, Director of Code Enforcement & Arch</p>

1. Call to Order
2. Roll Call
3. Approval of Minutes
 - A. Minutes Executive Session March 25, 2025
 - B. Minutes Executive Session February 24, 2025
 - C. Minutes Executive Session Special Meeting February 10, 2025
(minutes not submitted by BOD)
 - D. Minutes Executive Session Special Meeting January 16, 2025

Member Discipline

4. Personal Appeal
 - a. 6:10 Acct 470707 Extension of Time
 - b. Acct 470707 Arch Denial

5. Written Appeals

a. Acct 488613 Arch Variance Request (tabled in March)

b. Acct 488432 Arch Appeal (table in March)

c. Acct 468729 Code Enforcement Appeal

6. Weeds Citation Enforcement

7. Code Enforcement Citations – Citation Violations Contested and Uncontested to the Citation Committee are presented to the Board for approval to issue citation/fine notices. Action will be taken at the Open Session Meeting.

(See CRC Packet in Dropbox.)

8. Code Enforcement Packet 2nd and 3rd citations

(See separate file in Dropbox)

9. Public Safety Citations – Citation violations are presented to the Board for approval to issue citation/fine notices. Action will be taken at the Open Session Meeting.

(3 Citations submitted in the executive packet.)

Legal

10. Updates on Properties with Legal Power Point in the Dropbox

11. Legal Pending Matters Update - Documents in the Dropbox

12. Acct 468873 – Update on Status of Property Collections/Sale

13. Resolution to Record Notice of Default – Action

A. Acct 469709	APN 0480-263-17-0000
B. Acct 484843	APN 3088-091-07-0000
C. Acct 468151	APN 3088-131-46-0000
D. Acct 484576	APN 3088-032-17-0000
E. Acct 467285	APN 3088-181-01-0000
F. Acct 466632	APN 0482-211-26-0000

14. BOD Resolution to Payment Proposal Request – Action

A. Acct 467097 APN 0480-272-02-0000

B. Acct 474528 APN 0480-263-30-0000

Contracts

15. Audit Contract Update – Action

16. Meadow Lark Park

Personnel

17. MBO – GM Presentation – Coving Project

18. Staff Updates

A. Evaluations - Compensation

19. Discussion of Essential Spending

20. Board, Committee Direction to GM, Staff

Adjourn



EXECUTIVE SESSION AGENDA

BOARD OF DIRECTORS MEETING

SPECIAL MEETING

THURSDAY, MAY 8, 2025 ~~ 6:00 PM

BY ZOOM

As provided for in Civil Code §1363.05(b), notice is hereby given that an Executive Session will be conducted on 5/08/2025.

BOARD MEMBERS	<p>____ Jay Cohen, President ____ Dennis Verhagen, Vice President ____ David Stolfus, Secretary ____ Vicki Fitch, Treasurer ____ Paul Stanton, Director ____ Steve Troup, Director ____ CJ Eversole, Director</p>
STAFF	Alfred Logan, General Manager

1. Call to Order
2. Roll Call
3. Contracts
4. Adjourn

Point of Sale Card Reader Replacement Marina Gas Pump – Action



EXECUTIVE SESSION AGENDA

BOARD OF DIRECTORS MEETING

MONDAY, MAY 19, 2025 ~ 6:00 PM

Meadowlark Hall Community Center

Park View Room CB4

12975 Rolling Ridge Drive, Victorville

As provided for in Civil Code §1363.05(b), notice is hereby given that an Executive Session will be conducted on 5/19/2025.

BOARD MEMBERS	<p>____ Jay Cohen, President ____ Dennis Verhagen, Vice President ____ David Stolfus, Secretary ____ Vicki Fitch, Treasurer ____ Paul Stanton, Director ____ Steve Troup, Director ____ CJ Eversole, Director</p>
STAFF	<p>Alfred Logan, General Manager Jeanean Beam, Director Admin & HR Clint Summers, Director of Code Enforcement & Arch</p>

5:30 PM Board Training with Steve Tinnelly, Tinnelly Law Group

1. Call to Order
2. Roll Call
3. Approval of Minutes
 - A. Minutes Executive Session April 21, 2025
 - B. Minutes Executive Session March 24, 2025
Tabled 4/21/2025
 - C. Minutes Executive Session Special Meeting February 10, 2025

Member Discipline

4. Personal Appeal

- A. 6:10 PM Acct 467225 Code Enforcement
- B. 6:20 PM Acct 469549 Arch Appeal

5. Written Appeals

- A. Acct 477517 Arch Appeal
- B. Acct 469718 Arch Appeal

6. Code Enforcement Citations – Citation Violations Contested and Uncontested to the Citation Committee are presented to the Board for approval to issue citation/fine notices. Action will be taken at the Open Session Meeting.
(See CRC Packet in Dropbox.)

7. Code Enforcement Packet 2nd and 3rd citations
(See separate file in Dropbox)
8. Public Safety Citations – No citations submitted for this month.
9. 5 Year Grandfather Policy Draft – Action
60 day approval 3-2025
10. Code Enforcement Task Force – Action

Legal

11. Updates on Properties with Legal Power Point in the Dropbox
12. Legal Pending Matters Update - Documents in the Dropbox
13. Acct 468739 Legal Direction - Action
14. Acct 467887 Legal Direction - Action
15. BOD Resolution to Payment Proposal Request Alterra – Action
 - A. Acct #468180 APN #0444-433-07-0000
 - B. Acct #466824 APN #3088-221-04-0000

Contracts

16. Board Action Item BAI 25-05-01 Contract Security Firework Event 2025 – Action
17. Board Action Item BAI 25-05-02 Gas Pump at Marina Point of Sale Card Reader Replacement Piece -Action
18. Audit Contract - Update
 - A. Legal Representation - Action
19. Banking/Accounting Concerns
20. Meadow Lark Park

Personnel

21. Committee Applications Review
22. MBO's
 - A. ADA
23. 5 Year Plan
24. Accounting
25. Staff Updates

Adjourn



EXECUTIVE SESSION AGENDA

BOARD OF DIRECTORS MEETING

THURSDAY, JUNE 12, 2025 ~ 4:00 PM-5:00 PM

Meadowlark Hall Community Center

Park View Room CB4

12975 Rolling Ridge Drive, Victorville

As provided for in Civil Code §1363.05(b), notice is hereby given that an Executive Session will be conducted on 6/12/2025.

BOARD MEMBERS	<p>____ Jay Cohen, President ____ Dennis Verhagen, Vice President ____ David Stolfus, Secretary ____ Vicki Fitch, Treasurer ____ Paul Stanton, Director ____ Steve Troup, Director ____ CJ Eversole, Director</p>
STAFF	

1. Call to Order
2. Roll Call
3. Legal
4. Personnel
 - Accounting/Budgeting
 - Reports
5. Contracts
6. Adjourn



EXECUTIVE SESSION AGENDA

BOARD OF DIRECTORS MEETING

MONDAY, JUNE 23, 2025 ~ 5:00 PM

Meadowlark Hall Community Center

Park View Room CB4

12975 Rolling Ridge Drive, Victorville

As provided for in Civil Code §1363.05(b), notice is hereby given that an Executive Session will be conducted on 6/23/2025.

BOARD MEMBERS	<p>____ Jay Cohen, President ____ Dennis Verhagen, Vice President ____ David Stolfus, Secretary ____ Vicki Fitch, Treasurer ____ Paul Stanton, Director ____ Steve Troup, Director ____ CJ Eversole, Director</p>
STAFF	<p>Alfred Logan, General Manager Jeaneen Beam, Director Admin & HR Clint Summers, Director of Code Enforcement & Arch</p>

5:00 PM Staff Directors Presentation to the Board of Directors

1. Call to Order
2. Roll Call
3. Approval of Minutes
 - A. Minutes Executive Session March 24, 2025
Tabled for review of account number
 - B. Minutes Executive Session May 19, 2025
 - C. Minutes Executive Session Special Meeting June 12, 2025
(No minutes submitted – staff did not attend)

Member Discipline

(Line Items 4, 5, & 6 Personal & Written Appeals in separate file in Dropbox *see page #s noted in packet below)

4. Personal Appeal

- A. 6:45 PM Acct 467528 Code Enforcement & Arch Appeal *page 1
- B. 6:55 PM Acct 466986 Arch Appeal *page 21
(Citation is also in CRC Packet)
- C. 7:05 PM Acct 467056 Arch Appeal *page 38

5. Personal Appearance

- A. 7:15 PM Acct 468180 Request to Renegotiate Payment Plan *page 57

6. Written Appeals

- A. Acct 487661 Arch Appeal & Citation Appeal *page 75
- B. Acct 489205 Arch Appeal *page 96
- C. Acct 484232 Arch Committee Denial *page 118

7. Acct 488432 Hold Harmless Letter – Action

8. Acct 466359 Parking on Rocks Grandfathered 2004 – Discussion/Action

9. Code Enforcement Citations – Citation Violations Contested and Uncontested to the Citation Committee are presented to the Board for approval to issue citation/fine notices. Action will be taken at the Open Session Meeting.
(See CRC Packet in Dropbox.)

10. Code Enforcement Packet 2nd and 3rd citations
(See separate file in Dropbox)

11. Public Safety Citations – 2 Citations Submitted Acct 484197
Action will be taken at the Open Session Meeting.

12. Misconduct of Member on Association Property

13. Architectural Committee Chairperson Assignment – Action in Open Session

14. Lake Committee/Board Liaison

15. Communication between Committees and Staff
16. Review of 2 Committee Assignment Applications – Action taken in Open Session

1-Equestrian Estates Committee
1-Event Team

Legal

17. Legal Pending Matters Update - Documents in the Dropbox
18. Acct 467135 Alterra request for Legal Direction - Action
19. Acct 467715 Tinnelly Request for Potential Legal Pursual – Action
20. Acct 488991 Request to Remove Bank Fees – Action
21. Alterra Collections (Separate File in Dropbox Alterra Collections Cover Sheet w/
4 Accts listed below A-D. Cover sheet page 1 in packet. *Page #s list below
are noted in packet.)
 - A. Acct 486204 Payment Plan Request *page 3
 - B. Acct 468151 APN 3088-131-46-0000 Notice of Default *page 16
 - C. Acct 467887 Alterra file 613908 Trustee Sale Authorization *page 37
 - D. Acct 468739 Alterra file 607005 Trustee Sale Authorization *page 55

Contracts

22. Audit Contract - Update
 - A. Legal Representation – Action
Tabled in May
23. Reserve Study - Association Reserves Continuation of Service – Discussion/Action
24. Additional Cameras & Upgrades - Approximately 15 Cameras & Equipment -
Discussion/Action
25. BAI Board Action Item 25-06-01 PSD Vehicle Transmission – Action
26. BAI Board Action Item 25-06-02 Approval for V-Ditch Correction at the Equestrian
Estates – Action

Personnel

27. Staff Updates
28. Health Care Costs
29. Job Title, Step, and Column Wages
30. Safety Practices
31. Disciplinary Procedures: Attendance, Driving Guidelines, Timeliness/Starting Time, Lunch/Breaks, etc.

Adjourn



EXECUTIVE SESSION AGENDA

BOARD OF DIRECTORS MEETING

THURSDAY, JULY 17, 2025 ~ 6:00 PM-8:00 PM

Meadowlark Hall Community Center

Park View Room CB4

12975 Rolling Ridge Drive, Victorville

As provided for in Civil Code §1363.05(b), notice is hereby given that an Executive Session will be conducted on 7/17/2025.

BOARD MEMBERS	<p>____ Jay Cohen, President ____ Dennis Verhagen, Vice President ____ David Stolfus, Secretary ____ Vicki Fitch, Treasurer ____ Paul Stanton, Director ____ Steve Troup, Director ____ CJ Eversole, Director</p>
STAFF	

Call to Order

Roll Call

Member Discipline

Legal

Davis Sterling Law Update AB 130

Budget Review

Contracts

Personnel

Adjourn



EXECUTIVE SESSION AGENDA

BOARD OF DIRECTORS MEETING

MONDAY, JULY 28, 2025 ~ 6:00 PM-8:30 PM

Meadowlark Hall Community Center

Park View Room CB4

12975 Rolling Ridge Drive, Victorville

As provided for in Civil Code §1363.05(b), notice is hereby given that an Executive Session will be conducted on 7/28/2025.

BOARD MEMBERS	<input type="checkbox"/> Jay Cohen, President <input type="checkbox"/> Dennis Verhagen, Vice President <input type="checkbox"/> David Stolfus, Secretary <input type="checkbox"/> Vicki Fitch, Treasurer <input type="checkbox"/> Paul Stanton, Director <input type="checkbox"/> Steve Troup, Director <input type="checkbox"/> CJ Eversole, Director
STAFF	<input type="checkbox"/> Alfred Logan

Call to Order

Roll Call

Membership Discipline

Legal

IDR Request

A. Assigning Representation from the Board

Acct 467285 Account Audit Regarding NOD Notice of Default

Tabled July 21, 2025.

Liens - Discussion

Tabled July 22, 2025

Contracts

Personnel

Staff Recommended Budget

Adjourn



EXECUTIVE SESSION AGENDA

BOARD OF DIRECTORS MEETING

SUNDAY, AUGUST 17, 2025 ~ 6:00 PM

Meadowlark Hall Community Center

Park View Room CB4

12975 Rolling Ridge Drive, Victorville

As provided for in Civil Code §1363.05(b), notice is hereby given that an Executive Session will be conducted on 8/17/2025.

BOARD MEMBERS	<input type="checkbox"/> Jay Cohen, President <input type="checkbox"/> Dennis Verhagen, Vice President <input type="checkbox"/> David Stolfus, Secretary <input type="checkbox"/> Vicki Fitch, Treasurer <input type="checkbox"/> Paul Stanton, Director <input type="checkbox"/> Steve Troup, Director <input type="checkbox"/> CJ Eversole, Director
STAFF	<input type="checkbox"/> Alfred Logan, General Manager
GUEST	<input type="checkbox"/> Mary Stapp, Assistant to the Treasurer

Call to Order

Roll Call

Audit Report

Budget

Membership Discipline

Legal

Adjourn



EXECUTIVE SESSION AGENDA

BOARD OF DIRECTORS MEETING

MONDAY, AUGUST 25, 2025 ~ 6:00 PM

Meadowlark Hall Community Center

Park View Room CB4

12975 Rolling Ridge Drive, Victorville

As provided for in Civil Code §1363.05(b), notice is hereby given that an Executive Session will be conducted on 8/25/2025.

BOARD MEMBERS	<p>____ Jay Cohen, President ____ Dennis Verhagen, Vice President ____ David Stolfus, Secretary ____ Vicki Fitch, Treasurer ____ Paul Stanton, Director ____ Steve Troup, Director ____ CJ Eversole, Director</p>
STAFF	<p>Alfred Logan, General Manager Jeaneen Beam, Director Admin & HR Clint Summers, Director of Code Enforcement & Arch</p>

1. Call to Order
2. Roll Call
3. Audit Presentation
4. Approval of Minutes
 - A. Minutes Executive Session July 21, 2025
 - B. Minutes Special Executive Session July 17, 2025
(Tabled July 21, 2025)
 - C. Minutes Special Executive Session August 17, 2025

Member Discipline

5. Personal Appeal
 - A. 6:30 PM Acct 467853 Code Enforcement Separate File page 1
 - B. 6:50 PM Acct 476998 Code Enforcement & Arch Separate File page 11

6. Personal Appearance

- A. 7:10 PM Member Request to Speak with Board

7. Written Appeals

- A. Acct 470108 CE Landscape Citation Appeal Sperate File page 27

8. Acct 488432 Hold Harmless Letter – Action

9. Code Enforcement Task Force Report

10. Code Enforcement Citations – Citation Violations Contested and Uncontested to the Citation Committee are presented to the Board for approval to issue citation/fine notices. Action will be taken at the Open Session Meeting.
(See CRC Packet in Dropbox.)

11. Code Enforcement Packet 2nd and 3rd citations
(See separate file in Dropbox)

12. Public Safety Citations – 7 Citations Submitted.
Action will be taken at the Open Session Meeting.
Documents in separate file in Dropbox.

Acct 468988 Page 1
Acct 470051 Page 6
Acct 466798 Page 11
Acct 469060 Page 16
Acct 486226 Page 21
Acct 484843 Page 25
Acct 469336 Page 30

Legal

13. Tinnelly Law Request for Legal Direction - Action

- A. Acct 468873
B. Acct 467887
C. Acct 468739

14. Alterra Collections

- A. Acct 466632 File 613818 Authorization Request
- B. Acct 484843 Payment Plan Request
- C. Acct 467315 Payment Plan Request

Contracts

15. BAI 25/08/01 Board Action Item EQ Long Acres Park Entrance Trail Drainage - Action
The drainage needs improvements due to the water accumulation causing damage.
The repairs will ensure effective water management and water flow toward designated
Drainage points. Three bids were received: A. \$2,750.00; B. \$5,500.00; C. \$3,200.00.
Recommendation is to accept the \$2,750.00 bid based on scope of work, pricing, and
ability to meet project requirements.

Personnel

16. GM – MBOs

17. Staff Updates

Adjourn



EXECUTIVE SESSION AGENDA

BOARD OF DIRECTORS MEETING

MONDAY, SEPTEMBER 22, 2025 ~ 6:00 PM

Meadowlark Hall Community Center

Park View Room CB4

12975 Rolling Ridge Drive, Victorville

As provided for in Civil Code §1363.05(b), notice is hereby given that an Executive Session will be conducted on 9/22/2025.

BOARD MEMBERS	<p>____ Jay Cohen, President ____ Dennis Verhagen, Vice President ____ David Stolfus, Secretary ____ Paul Stanton, Treasurer ____ Vicki Fitch, Director ____ Steve Troup, Director ____ CJ Eversole, Director</p>
STAFF	<p>Alfred Logan, General Manager Jeaneen Beam, Director Admin & HR Clint Summers, Director of Code Enforcement & Arch</p>

page

1. Call to Order
2. Roll Call
3. 6:05 PM ZOOM Audit Presentation
 - A. Letters from the Auditor - Discussion
 1. Internal Control Letter
 2. Governance Letter
 3. Auditor's Report
 4. Approval of Minutes
 - A. Minutes Executive Session August 25, 2025
 - B. Minutes Special Executive Session July 17, 2025
(Tabled July 21, 2025 & August 25, 2025)
 - C. Minutes Special Executive Session August 17, 2025
(Tabled August 25, 2025)

Member Discipline

5. Personal Appeal

- A. 6:45 PM Acct 476998 Code Enforcement landscaping/property line
- B. 7:00 PM Acct 494022 Code Enforcement/Arch Room Addition
- C. 7:15 PM Acct 467257 Code Enforcement/Arch Paint

6. Written Appeals

- A. Acct 494633 CE Set-backs Appeal
- B. Acct 486226 PSD Citation

7. Architectural Items for Board Review – Action See file in Dropbox

- A. Acct 470148 Request for Location of Items on Property
Staff submit – potentially setting new precedent
- B. Acct 482896 Landscaping and DG
Staff submit – landscape materials

8. Committee Membership/Volunteers/Liaisons/Roles -Discussion/Action

9. Code Enforcement Citations – Citation Violations Contested and Uncontested to the Citation Committee are presented to the Board for approval to issue citation/fine notices. Action will be taken at the Open Session Meeting. (See CRC Packet in Dropbox.)

10. Code Enforcement Packet 2nd and 3rd citations (See separate file in Dropbox)

11. Public Safety Citations – 2 Citations Submitted. Action will be taken at the Open Session Meeting.

Legal

12. Tinnelly Law Request for Legal Direction - Action (Tabled August 25, 2025 Board requested solutions from CE Task Force)

- A. Acct 468873
- B. Acct 467887
- C. Acct 468739

13. Alterra Acct #468151 APN# 3088-131-46-0000 Resolution to Payment Plan Request – Action
14. Palos Grande Property – Owner of Record Property Owner Certification – Signature Required
15. Establish Protocol of Responding to Members During Open Forum in Open Session – Discussion/Action
16. Diamondhead HOA/Blue Star Properties Request for PSD Patrol their Property – Action
17. Acct 467285 Account Under Review with Legal Regarding Collections – No Updates
18. Minutes – Discussion
GM Request
19. Harassment/Mediation Training
20. Sexual Harassment Training for the Board

Contracts

21. Board Action Item BAI 25-09-02 Reserve – Vehicle & Equipment Components Units #1, #2, #3, & #4 PSD Vehicles – Action
22. Board Action Item BAI 25-09-01 Replacement of Transmission Unit 4
23. Board Action Item BAI 25-09-03 Vessel Stickers for 2026
24. Board Action Item BAI 25-09-05 Approval Final Audit Service Invoice Eadie & Payne
25. Board Action Item BAI 25-09-04 Forensic Audit Services
26. ABC Liquor License/Bear Valley Country Club – Discussion & Approval
GM Request
27. Audit for the End of Fiscal Year 2025
GM Request
28. In N Out Truck 2026 Contract Approval
29. Policies Updates
GM Request
30. Event Policy Update – Under GM Review

Personnel

31. GM – Training

32. GM MBOs

33. Staff – Training

34. Personnel Benefits

GM Request

A. Employee Medical – Action

B. GM Medical – Gym Membership in lieu of Medical Benefits - Action

Request that the minutes properly reflect this agreement made by the board in the past. Based on Audit Feedback.

35. Staff Updates

Adjourn



EXECUTIVE SESSION AGENDA

BOARD OF DIRECTORS MEETING

THURSDAY, OCTOBER 2, 2025 ~ 6:00 PM

Meeting by Zoom

As provided for in Civil Code §1363.05(b), notice is hereby given that an Executive Session will be conducted on 10/02/2025.

BOARD MEMBERS	<input type="checkbox"/> Jay Cohen, President <input type="checkbox"/> Dennis Verhagen, Vice President <input type="checkbox"/> David Stolfus, Secretary <input type="checkbox"/> Paul Stanton, Treasurer <input type="checkbox"/> Vicki Fitch, Director <input type="checkbox"/> Steve Troup, Director <input type="checkbox"/> CJ Eversole, Director
STAFF	<input type="checkbox"/> Alfred Logan, General Manager
GUEST	<input type="checkbox"/> Jeaneen Beam, Director of Admin & HR

1. Call to Order
2. Roll Call
3. Membership Discipline
 - A. Committee Organization/Membership
4. CAIR Forms for Finance Committee

5. Contracts
 - A. Consortium Fee Schedule
6. Legal
 - A. Country Club Liquor License

7. Personnel
 - A. GM MBOs
 - B. Office Hours
8. Adjourn



EXECUTIVE SESSION AGENDA

BOARD OF DIRECTORS MEETING

MONDAY, OCTOBER 27, 2025 ~ 6:00 PM

Meadowlark Hall Community Center

Park View Room CB4

12975 Rolling Ridge Drive, Victorville

As provided for in Civil Code §1363.05(b), notice is hereby given that an Executive Session will be conducted on 10/27/2025.

BOARD MEMBERS	<p>____ Jay Cohen, President ____ Dennis Verhagen, Vice President ____ David Stolfus, Secretary ____ Paul Stanton, Treasurer ____ Vicki Fitch, Director ____ Steve Troup, Director ____ CJ Eversole, Director</p>
STAFF	<p>Alfred Logan, General Manager Jeanean Beam, Director Admin & HR Clint Summers, Director of Code Enforcement & Arch</p>

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6:00 PM Insurance Presentation

1. Call to Order
2. Roll Call
3. Approval of Minutes
 - A. Minutes Executive Session September 22, 2025
 - B. Minutes Special Executive Session October 2, 2025

Member Discipline

4. Personal Appeal
 - A. 6:45 PM Acct 468017 1. Architectural Denial
 2. Code Enforcement House Numbers
 3. Code Enforcement Unsightly Objects

B. 7:00 PM Acct 476998 Code Enforcement Landscaping
Personal Appeal with Written Appeal Included

C. 7:15 PM Acct 470148 Arch Committee Denial

5. Written Appeals

- A. Acct 466359 Appealing Board Decision Parking on Rocks
- B. Acct 466749 Code Enforcement Tree Stump
- C. Acct 484576 Code Enforcement 3 Citations Holiday Lights
- D. Acct 482321 Code Enforcement/Arch Deviation of Plans Approved
- E. Acct 488424 Architectural Com Determination of Structure
- F. Acct 485732 Code Enforcement/Arch Com Screening/Fencing
- G. Acct 468982 Architectural Com Landscaping Non-Compliance

6. Committee Membership/Volunteers/Liaisons/Roles -Discussion/Action

7. Committee Application – 1 Finance Committee – Action in Open Session

8. Code Enforcement Citations – Citation Violations Contested and Uncontested to the Citation Committee are presented to the Board for approval to issue citation/fine notices. Action will be taken at the Open Session Meeting.
(See CRC Packet in Dropbox.)

9. Code Enforcement Packet 2nd and 3rd citations
(See separate file in Dropbox)

10. Public Safety Citations – 1 Citations Submitted.
Action will be taken at the Open Session Meeting.

Legal

11. Forensic Audit- Discussion and Action
Documents in Dropbox

12. Tinnelly Law Request for Legal Direction - Action
(Tabled-Board requested solutions from CE Task Force-No Reports from Task Force)
A. Acct 468873
B. Acct 467887
C. Acct 468739

13. Acct 470389 Legal Correspondence from Tinnelly Documents in Dropbox
14. Acct 466632 Request for Payment Plan - Action
15. Acct 469708 Resolution to Record Notice of Default Alterra - Action
16. Acct 478135 Authorization Form Alterra Recovery of Funds – Action
17. Acct 485029 Resolution to Settlement Proposal – Action
18. Acct 467285 Account Under Review with Legal Regarding Collections – No Updates
19. Non-Harassment/Mediation Board Training Updates

Contracts

20. ABC Liquor License/Bear Valley Country Club – Updates - Acton GM Request
21. Policies Updates – Action
 - Documents in Dropbox
 - A. Purchasing Policy
 - B. Reserve Investment Policy
 - C. SVLA Credit Card Policy
 - D. SVLA-Records Retention Policy
22. BAI 25-10-01 IT Cameras and Radios Action
23. BAI 25-10-02 EQ Portable Restrooms EQ Parks Action
24. BAI 25-10-03 Weed Abatement Action
25. BIA 25-10-04 Pest Control Action
26. BAI 25-10-05 Rodent Control Action
27. BAI 25-10-06 Fireworks for the 2026 Year Action

28. BAI 25-09-02 Reserve – Vehicles & Equipment Action
Tabled in September

29. BAI 25-09-01 Replacement of Transmission Unit 4 Action
Tabled in September

Personnel

30. GM – Training

31. GM MBOs

32. Staff – Training

33. Personnel Benefits
GM Request

A. Employee Medical – Action

B. GM Medical – Gym Membership in lieu of Medical Benefits - Action
Request that the minutes properly reflect this agreement made by the board in the past. Based on Audit Feedback.

34. Staff Updates

Adjourn



EXECUTIVE SESSION AGENDA

BOARD OF DIRECTORS MEETING

MONDAY, NOVEMBER 17, 2025 ~ 6:00 PM

Meadowlark Hall Community Center

Park View Room CB4

12975 Rolling Ridge Drive, Victorville

As provided for in Civil Code §1363.05(b), notice is hereby given that an Executive Session will be conducted on 11/17/2025.

BOARD MEMBERS	<p>____ Jay Cohen, President ____ Dennis Verhagen, Vice President ____ David Stolfus, Secretary ____ Paul Stanton, Treasurer ____ Vicki Fitch, Director ____ Steve Troup, Director ____ CJ Eversole, Director</p>
STAFF	<p>Alfred Logan, General Manager Jeaneen Beam, Director Admin & HR Clint Summers, Director of Code Enforcement & Arch Mary Stapp, Interim Director of Finance Nick Gonzalez, Director of Operations</p>

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1. Call to Order
2. Roll Call
3. Approval of Minutes
 - A. Minutes Executive Session September 22, 2025
 - B. Minutes Special Executive Session October 27, 2025

Member Discipline

4. Personal Appeal
 - A. 6:45 PM Acct 466359 Arch Appeal
 - B. 7:05 PM Acct 470148 Arch Appeal
5. Written Appeals – No Written Appeals Submitted

6. Code Enforcement Citations – Citation Violations Contested and Uncontested to the Citation Committee are presented to the Board for approval to issue citation/fine notices. Action will be taken at the Open Session Meeting.

(See CRC Packets for October and November in Dropbox.)

7. Code Enforcement Packet 2nd and 3rd citations

(See separate file in Dropbox)

8. Public Safety Citations – 1 Citations Submitted.
Action will be taken at the Open Session Meeting.

9. Retaliatory Behavior – Board Member Request

Legal

10. Forensic Audit- Updates

11. Tinnelly Law Request for Legal Direction - Action

(Tabled-Board requested solutions from CE Task Force-No Reports from Task Force.)

Request to table from the agenda until such time the CE Task Force submits solutions.)

A. Acct 468873

B. Acct 467887

C. Acct 468739

12. Lien Activity and Collection Activity with Consortium Stopped – Board Member Request

A. Legal Opinion on Recovering Funds from Consortium

B. Breach of Their Contract – Not Required to Give Notice

C. Stepping Back from All Services that we can

13. Acct 470389 Legal Correspondence from Tinnelly
Documents in Dropbox

14. Acct 466632 Request for Payment Plan - Action

15. Acct 470002 Resolution to Payment Plan Request – Action

16. Acct 485029 Resolution to Settlement Proposal – Action

17. Acct 478135 Authorization Form Alterra Recovery of Funds – Action

18. Acct 469708 Resolution to Record Notice of Default Alterra - Action

19. Acct 467285 Account Under Review with Legal Regarding Collections – No Updates

20. Non-Harassment/Mediation Board Training-Updates

21. CASp Report Site Accessibility Evaluation Report – Discussion
22. Access to Financial Information in System – Board Member Request
23. Legal folder in Dropbox – Board Member Request
24. Correspondence to the Board Protocol – Board Member Request
 - A. Community
 - B. Board Members

Contracts

25. Consortium Contract
26. BAI 25-11-01 Board Action Item Rodent Control- Annual month to month Contract – Action

Approve the contract for Field Tech Pest Solutions contract for rodent control at Meadowlark Park, Long Acres Park, and Playfair Park for FY 2025-2026 for \$6,790.00, account #5630-Grounds & Park Maintenance.
27. BAI 25-11-02 Addendum – IT, Cameras, and Radios Contract 1, 2, or 3 Years – Action
BAI was submitted in October 2025 and approved subject to legal review and the inclusion of a cancellation policy.

1-Approve the contract with X Factor for fiscal year 2025-26 through fiscal year 2027-28, or three Years for \$68,700 annually for maintenance on the security cameras.
2-Approve the creation of a new budget line item #5782-Security Camera Service Contract and transfer \$68,700 from account #5780-Service Contracts.
28. BAI 25-11-04 Board Action Item Approval of Engagement Letter with Clifton, Larson, Allen LLP for Audit Services for Fiscal Years 2025, 2026, and 2027 - Action

Recommend the approval of the Professional Services Agreement with Clifton, Larson, Allen LLP for Audit Services for a term of two (2) years with the option of contracting for a third year, for a total of \$98,280.. FY 2025 \$31,185., FY 2026 \$32,760., FY 2027 \$34,335., to conduct annual audit, technology and client support and tax preparation services.
Bids were received from 3 firms that responded to the request for bids. The bids for 1 year ranged from \$31,185.00 to \$39,000.00.
29. BAI 25-11-05 Board Action Item Fish Stocking 2025-2026 – Action

To approve the proposal from Jess Ranch Hatchery in the amount of \$26,375.00 for fish stocking services from November 2025 to January 2026, and to authorize funding from Line Item 5320 - Lake Stock/Fishery under the Lake, Marina & Equestrian budget.

30. ABC Liquor License/Bear Valley Country Club – Updates – Acton

31. Policy – Operating Policy for Discussion Only

Personnel

32. Staff Updates

33. GM Time Off Approval Process

34. GM Behavior and Consequences

35. GM Contract and Inappropriate Responses and Demands

Adjourn



EXECUTIVE SESSION AGENDA

BOARD OF DIRECTORS MEETING

MONDAY, DECEMBER 15, 2025 ~ 6:00 PM

Meadowlark Hall Community Center

Park View Room CB4

12975 Rolling Ridge Drive, Victorville

As provided for in Civil Code §1363.05(b), notice is hereby given that an Executive Session will be conducted on 12/15/2025.

BOARD MEMBERS	<p>____ Jay Cohen, President ____ Dennis Verhagen, Vice President ____ David Stolfus, Secretary ____ Paul Stanton, Treasurer ____ Vicki Fitch, Director ____ Steve Troup, Director ____ CJ Eversole, Director</p>
STAFF	<p>Alfred Logan, General Manager Jeaneen Beam, Director Admin & HR Clint Summers, Director of Code Enforcement & Arch Mary Stapp, Interim Director of Finance Nick Gonzalez, Director of Operations</p>

5:30 PM Presentation Steve Tinnelly, Tinnelly Law Group

6:15 PM Presentation March Group Investments

7:30 PM Insurance Presentation ISU-ARMAC

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|------------------------------------------------------------------------------|-------------|
| 1. Call to Order | <u>Page</u> |
| 2. Roll Call | |
| 3. Approval of Minutes | |
| A. Minutes Executive Session November 17, 2025 - Action | |
| B. Minutes Executive Session October 27, 2025 - Action
Tabled in November | |
| <u>Member Discipline</u> | |
| 4. <u>Personal Appeal</u> | |

- A. 6:45 PM Acct 466801 Batting Cage Arch Appeal
- B. 7:00 PM Acct 487007 Landscaping CE & Arch Appeal
- C. 7:15 PM Acct 466359 Parking CE Appeal

5. Written Appeals

- A. Acct 470348 Lattice Arch Appeal
- 6. Code Enforcement Citations – Citation Violations Contested and Uncontested to the Citation Committee are presented to the Board for approval to issue citation/fine notices. Action will be taken at the Open Session Meeting.
(See CRC Packets for October and November in Dropbox.)
- 7. Code Enforcement Packet 2nd and 3rd citations
(See separate file in Dropbox)
- 8. Public Safety Citations – No items submitted.

Legal

- 9. Tinnelly Presentation Items for Discussion/Action
 - A. Enforcement Policy Draft
 - B. Notice of Proposed Rule Change
 - C. Board Resolution – General AHSV
 - D. Fine Schedule Proposal
 - E. Volunteer Accident Medical Insurance smic Premium \$235.00 – Action
- 10. Acct 470002 Resolution to Payment Plan Request – Action
Tabled in November
- 11. Acct 467285 Account Under Review with Legal Regarding Collections – No Updates
Board direction sent Alterra, no response back as of 12-12-25.

Contracts

- 12. Forensic Audit - Updates

13. Operating Policy-Review

Action Request: Review the draft and approve the Operating Policy to replace the previously adopted 8/9/2024 Policy. Action to be taken in Open Session.

14. Investments

15. Board Action Item BAI 25-12-01 Phone & Tablet Service Contract – Review/Action

Desired Board Action: Review BAI 25-12-01 in conjunction with those details staff is requesting the Board:

Approve the Spectrum bundle package for an annual cost of \$12,840 allocating aligned expense to account 5460 – Cellular/Telephone and 5470 – Internet for these services.

16. Board Action Item BAI 25-12-02 Internet Contract – Review/Action

Desired Board Action: Review BAI 25-12-02 in conjunction with those details staff is requesting the Board:

Approve the Spectrum bundle package for an annual cost of \$12,840 on BAI 25-12-01 and BAI 25-12-02, allocating aligned expense to account 5460- Cellular/Telephone and 5470-Internet for these services.

17. Association Insurance Commercial Policies

- A. Philadelphia Combined Package Premium \$70,767.04 – Action
- B. Philadelphia Tokio Marine Specialty Premium \$295,006.07 – Action
- C. Umbrella Excess Liability Landmark Premium \$149,611.00 – Action
- D. Umbrella Excess Liability Crum & Forster Premium \$73,928.47 – Action

18. Inspector of Election for the Board of Directors Election April 25, 2026 – Action

Requested Bids from 5 Companies. Only 2 Bids Received by 12/12/2025.

Personnel

- A. Accounting Update
- B. Director of Finance Update
- C. Legal Updates
- D. Staff Updates

Adjourn



**EXECUTIVE SESSION AGENDA
BOARD OF DIRECTORS MEETING
MONDAY, DECEMBER 29, 2025 ~ 7:00 PM**

Meeting by Zoom

As provided for in Civil Code §1363.05(b), notice is hereby given that an Executive Session will be conducted on 12/29/2025

BOARD MEMBERS

— Jay Cohen, President
— Dennis Verhagen, Vice President
— David Stolfus, Secretary
— Paul Stanton, Treasurer
— Vicki Fitch, Director
— Steve Troup, Director
— CJ Eversole, Director

STAFF

GUEST

1. Call to Order
2. Roll Call

3. Contracts
4. Legal

Eagle Scout Project / Signage

5. Personnel
 - A. GM MBOs
 - B. Evaluation Process

6. Adjourn