



OPEN SESSION AGENDA  
BOARD OF DIRECTORS MEETING  
Meadowlark Hall Community Center  
12975 Rolling Ridge Drive  
Tuesday, January 28, 2025 ~ 6:00 pm

Notice of meeting: The Board of Directors of the Spring Valley Lake Association meeting is scheduled for Tuesday, January 28, 2025, at 6:00 pm. **Discloser: The recording of any SVLA meeting without the prior written consent of the SVLA Board and verbal consent of all those in attendance at the meeting is prohibited except by the recording secretary. The Board meeting is recorded for the purpose of the minutes only. The recording is not available for review. Please silence electronic devices.**

**Always have your Membership Card with you when you are on Association Property.**

BOARD MEMBERS	<input type="checkbox"/> Dennis Verhagen, President <input type="checkbox"/> Paul Stanton, Vice President <input type="checkbox"/> David Stolfus, Secretary <input type="checkbox"/> Vicki Fitch, Treasurer <input type="checkbox"/> Brad Letner, Director <input type="checkbox"/> Steve Troup, Director <input type="checkbox"/> Jay Cohen, Director  Alfred Logan, General Manager Jeaneen Beam, Director of Admin & HR Nick Gonzalez, Director of Operations Kayla Thomas, Community Engagement Specialist
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1. Call to Order page
2. Pledge of Allegiance
3. Roll Call
4. Executive Session Summary
5. SECRETARY'S REPORT – Approval of Meeting Minutes – Motion
  - A. Minutes Open Session Meeting of December 17, 2024
6. GOVERNMENT AGENCY REPORTS
  - Representative SVL MAC-Municipal Advisory Council San Bernardino County
  - Representative San Bernardino County Fire
  - Representative San Bernardino County Sheriff

## 7. COMMITTEE REPORTS

- Architectural Committee
- Citation Committee
- Communications Committee
- Community Event Team
- EQ Estates Committee
- Finance/Budget Committee
- Lake Committee

## 8. PROPERTYOWNERS OPEN FORUM

Please state your name and address. Each owner may address the board for up to 3 minutes. A director or manager may briefly respond to comments. 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, they 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.

## 9. CONSENT CALENDAR - MOTION

Citations – Code Enforcement and/or Public Safety Contested and Uncontested Violations presented to the Board for Approval to issue Citation-Fine notices. – Motion

## 10. TREASURER’S REPORT

- A. Receive and File Treasurer’s Report dated October 31, 2024
- B. Receive and File Treasurer’s Report dated November 30, 2024
- C. Receive and File Treasurer’s Report dated December 31, 2024

### ***DISCUSSION AND ACTION ITEMS***

**If you would like to speak on an agenda item, please fill out a card and hand it to the recording secretary. You 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. The president of the board will call on you. There is a limit of 2 minutes per speaker. Please state your name and address.**

## 11. Authorization of Signers for SVLA Financial Institutes

- A. Authorization of all Board of Directors to be Signers for Payroll - Action
- B. Authorization of General Manager to be a Signer for Payroll - Action
- C. Authorization of Officers to be signers on all SVLA Financial Institute Documents and any other documents as required. – Action

## 12. Audit Update

13. Use of Credit Card Points – Action

14. BOD Resolution to Record Subsequent Lien 3 Properties – Action

- A. Acct 466824      APN 3088-221-04-0000
- B. Acct 485029      APN 0482-145-39-0000
- C. Acct 466632      APN 0482-211-26-0000
- D. Acct 467887      APN 0482-112-02-0000

15. 2- Committee Assignment Applications Approval

- A. 1 Finance Committee
- B. 1 Community Event Team

16. CAIR Committee Action Item Request- Communications Committee – Action

- A. No More Modifications to Existing Website

17. CAIR Committee Action Item Request- Communications Committee – Action

- A. New SVLA Website

18. Reimbursements to Board Policy –Discussion - Action

19. Resolution #10 to Establish Date of Record for Board Election April 2025 – Action

20. Resolution #11 Voting Association Property for Quorum Purpose for BOD Elections April 2025 – Action

21. Association Office ADA Walkway – Updates

22. Meadow Lark Park Updates

- A. BAI 25-01-01 ADA Inspection

23. BOARD CORRESPONDENCE

24. BOARD OF DIRECTOR’S COMMENTS

Each Board member will be called on for comments.

25. ADJOURNMENT



OPEN SESSION AGENDA  
BOARD OF DIRECTORS MEETING  
Meadowlark Hall Community Center  
12975 Rolling Ridge Drive  
Tuesday, February 25, 2025 ~ 6:00 pm

*Notice of meeting: The Board of Directors of the Spring Valley Lake Association meeting is scheduled for Tuesday, February 25, 2025, at 6:00 pm. **Discloser: The recording of any SVLA meeting without the prior written consent of the SVLA Board and verbal consent of all those in attendance at the meeting is prohibited except by the recording secretary. The Board meeting is recorded for the purpose of the minutes only. The recording is not available for review. Please silence electronic devices.***

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	Alfred Logan, General Manager Jeaneen Beam, Director of Admin & HR Felisha Dewess, Lifestyle Specialist

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  - A. Minutes Open Session Meeting of January 28, 2025
6. GOVERNMENT AGENCY REPORTS
  - Representative San Bernardino County Fire
  - Representative San Bernardino County Sheriff

## 7. COMMITTEE REPORTS

- Architectural Committee
- Citation Committee
- Communications Committee
- Community Event Team
- EQ Estates Committee
- Finance/Budget Committee
- Lake Committee

## 8. INTRODUCTION OF BOARD OF DIRECTORS CANDIDATES – Stand for Recognition

## 9. PROPERTYOWNERS OPEN FORUM

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Citations – Code Enforcement and/or Public Safety Contested and Uncontested Violations presented to the Board for Approval to issue Citation-Fine notices. – Motion

## 11. TREASURER’S REPORT

### A. Treasurer’s Report Review

1. October 31, 2024
2. November 30, 2024
3. December 31, 2024
4. January 31, 2025

### B. Receive and File the Financial Report Dated

1. October 31, 2024
2. November 30, 2024
3. December 31, 2024
4. January 31, 2025

## ***DISCUSSION AND ACTION ITEMS***

**If you would like to speak on an agenda item, please fill out a card and hand it to the recording secretary. You 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. The president of the board will call on you. There is a limit of 2 minutes per speaker. Please state your name and address.**

## 12. Audit Update

## 13. BOD Resolution to Record Subsequent Lien – Action

- a. Acct 469851     APN 0480-262-01-0000
- b. Acct 467097     APN 0480-272-02-0000

14.BOD Resolution to Record Assessment Lien – Action

- a. Acct 490723     APN 0444-372-05-0000
- b. Acct 467600     APN 0444-372-05-0000

15. One Committee Assignment Application - Approval  
Communications Committee and Community Event Team

16. Reimbursements to Board Policy –Discussion - Action

17. Lake Patrol Office/Fuel Pump Updates

18. Meadow Lark Park Updates

19. Investment Disclosure - Action

20. Club Event Request – SVL Yacht Club Casino Night September 20, 2025 – Approval

21. Disposition of Particle Board Desk Parts/Furniture – Action

22. BOARD CORRESPONDENCE

(Items brought to the Board at Open Forum at Previous Board Meetings)

A. Air BNB (Short Term Rentals)

B. Lake Lowering Project and Proration of Boat Registration and Slip

C. Requirements of Weight and Length of Vessels – Property Owner Request to Remove the Rule

D. PA System in Community Center

1. Board Give Status of this Project

23.BORD OF DIRECTOR’S COMMENTS

Each Board member will be called on for comments and suggestions for future Board agenda Items.

24. ADJOURNMENT



## MEET YOUR CANDIDATES FORUM AGENDA

Saturday, March 8, 2025 ~ 10:00 AM

Community Center ~ Meadowlark Hall

12975 Rolling Ridge Drive

Victorville, CA 92395

1. Welcome and Opening of the Forum – Moderator Alfred Logan SVLA General Manager
2. Pledge of Allegiance
3. Announcements
4. Review of Standing Rules

*Members posing questions to the candidates may ask questions of the candidates when called upon. You may ask your question to all the candidates, or you may direct your question to an individual candidate. For questions posed to all candidates, we will rotate who will answer first.*

**Oral Questions** – *Must be a question, not a political statement. The member posing the question must give their name and address and will be limited to 1 minute to ask the question. The candidate(s) will be limited to 2 minutes (each) to answer.*

*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 Standing Rules.*

### 5. Introduction of Candidates

Francine Bussell

Jose Cortez

CJ Eversole

Elizabeth Ferniza

Shelly Gray

Paul Stanton-Incumbent

David Stolfus-Incumbent

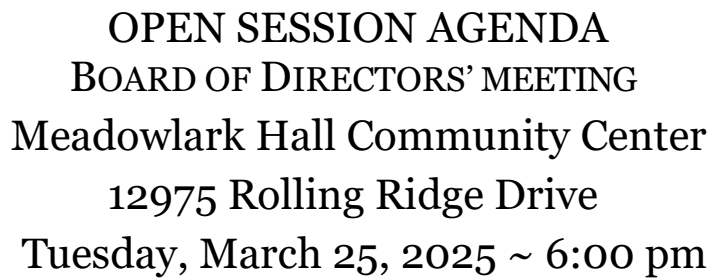
### 6. Candidates will give Opening Statements (Maximum 3 minutes)

### 7. Oral questions fielded from the floor

### 8. Final statement by each candidate – (Maximum 2 minutes)

### 9. Closing ~ Guests are invited to stay if you wish to speak with the candidates

**\*3 or more Board Members may be present.**



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1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. Executive Session Summary

5. SECRETARY’S REPORT – Approval of Meeting Minutes – Motion

    A. Minutes Open Session Meeting of February 25, 2025

6. GOVERNMENT AGENCY REPORTS

- Representative San Bernardino County Fire
- Representative San Bernardino County Sheriff



## 7. COMMITTEE REPORTS

- Architectural Committee
- Citation Committee
- Communications Committee
- Community Event Team
- EQ Estates Committee
- Finance/Budget Committee
- Lake Committee

## 8. PROPERTYOWNERS OPEN FORUM

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## 9. CONSENT CALENDAR - MOTION

Citations – Code Enforcement and/or Public Safety Contested and Uncontested Violations presented to the Board for Approval to issue Citation-Fine notices. – Motion

## 10. TREASURER’S REPORT

- A. Treasurer’s Report Review
  - 1. February 28, 2025
- B. Receive and File the Financial Report Dated
  - 1. February 25, 2025

### ***DISCUSSION AND ACTION ITEMS***

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- 11. Purchasing Policy
- 12. Boat/RV Parking Rule
  - a. Parking of boats/RVs on the street
- 13. Audit Update

14. BOD Resolution to Record Subsequent Lien – Action

A. Acct 483026 APN 3088-251-04-0000

15. BAI 25-03-01 Association parking Lot ADA Plan Review Corrections

16. 5 Year Grandfathering Official Policy

17. Lake Patrol Office/Fuel Pump Updates

18. Meadow Lark Park Updates

19. Recreation Service Application - Commanders Baseball – Action

Request to continue using the field for practice

20. Recommendation to Schedule the May Executive Session and Open Session Board Meetings Action  
one week earlier due to the holiday. Executive Session as currently scheduled will fall on  
Memorial Day May 26, 2025.

Recommended Dates: Executive Session Monday, May 19, 2025

Open Session Tuesday, May 20, 2025

21. BOARD CORRESPONDENCE

(Items brought to the Board at Open Forum at Previous Board Meetings)

A. Beautification of Exterior of the Community

B. Architectural Counter Approval of Temporary Dumpsters and/or Storage Containers

22. BOARD OF DIRECTOR'S COMMENTS

Each Board member will be called on for comments and suggestions for future Board agenda Items.

23. ADJOURNMENT



OPEN SESSION AGENDA  
BOARD OF DIRECTORS' MEETING  
Meadowlark Hall Community Center  
12975 Rolling Ridge Drive  
Tuesday, April 22, 2025 ~ 6:00 pm

Notice of meeting: The Board of Directors of the Spring Valley Lake Association meeting is scheduled for Tuesday, April 22, 2025, at 6:00 pm. **Discloser: The recording of any SVLA meeting without the prior written consent of the SVLA Board and verbal consent of all those in attendance at the meeting is prohibited except by the recording secretary. The Board meeting is recorded for the purpose of the minutes only. The recording is not available for review. Please silence electronic devices.**

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4. Executive Session Summary
5. SECRETARY'S REPORT – Approval of Meeting Minutes – Motion
  - A. Minutes Open Session Meeting of March 25, 2025
6. GOVERNMENT AGENCY REPORTS
  - Representative San Bernardino County Fire
  - Representative San Bernardino County Sheriff
  - Representative SVL MAC-Municipal Advisory Council San Bernardino County

## 7. COMMITTEE REPORTS

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## 10. TREASURERS REPORT

- A. Treasurer's Report Review
  - 1. March 31, 2025

### ***DISCUSSION AND ACTION ITEMS***

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- 11. Purchasing Policy
  - Tabled in March

- 12. Audit Update

- A. Funding for the Audit - Action

- 13. Reserve Fund Transfer Recurring Setup Request Form – Action

- 14. 2023-2024 Replacement – Water Lease Summary Obligation - Action

15. Asset List Threshold for Capitalization Set at \$5,000.00 – Action
16. Board Action Item BAI 25-04-01 Reserve Item 1900 – PSD Pontoon Outboard Motor – Action
17. Board Action Item BAI 25-04-02 Community Event – Summer Luau at the Lake - Action
18. Board Action Item BAI 25-04-03 Community Event - Family Festival – Action
19. Lake Patrol Office Update
20. CAIR Committee Action Item Request– Lake Committee  
Gas Pump at Marina Point of Sale Card Reader Replacement-Action
21. SVLA Club Application – Lakeside Mamas – Social Club for Mothers – Action
22. Garage/Yard Sales Permits/Enforcements – Discussion  
(County Memo in Packet)
23. 30% Greenery and Tree Requirement Discussion of Changes to Rule – Action
24. Meadow Lark Park Updates
25. Form an Executive Committee to Meet with the Citation Review Committee to Discuss Issues – Action
26. Community Fishing Derby – Action
27. BOARD CORRESPONDENCE  
(Items brought to the Board at Open Forum at Previous Board Meetings)
  - Concerns regarding the timeline of the audit
  - Completion Timeline
  - Who and why was the audit requested
  - How is the board keeping the members informed about the purpose and progress of the audit
  - Lack of street signs and striping on the roads in the EQ Estates
  - Dog Park in the EQ Estates
  - Restroom at Playfair Park in the EQ Estates
  - Safety of the bridges and the EQ Center Gates
  - It was suggested that a forensic audit be conducted of contracts and legal
28. BOARD OF DIRECTOR’S COMMENTS  
Each Board member will be called on for comments and suggestions for future Board agenda Items.
29. ADJOURNMENT



OPEN SESSION AGENDA  
BOARD OF DIRECTORS' MEETING  
Meadowlark Hall Community Center  
12975 Rolling Ridge Drive  
Tuesday, May 20, 2025 ~ 6:00 pm

Notice of meeting: The Board of Directors of the Spring Valley Lake Association meeting is scheduled for Tuesday, May 20, 2025, at 6:00 pm. **Discloser: The recording of any SVLA meeting without the prior written consent of the SVLA Board and verbal consent of all those in attendance at the meeting is prohibited except by the recording secretary. The Board meeting is recorded for the purpose of the minutes only. The recording is not available for review. Please silence electronic devices.**

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1. Call to Order page
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4. Executive Session Summary
5. SECRETARY'S REPORT – Approval of Meeting Minutes – Motion
  - A. Minutes Open Session Meeting of April 22, 2025
  - B. Minutes Annual Property Owners Mtg Elections May 3, 2025
  - C. Minutes BOD Organization Election of Officers May 3, 2025
6. GOVERNMENT AGENCY REPORTS
  - Representative San Bernardino County Fire

- Representative San Bernardino County Sheriff
- Representative SVL MAC-Municipal Advisory Council San Bernardino County

## 7. COMMITTEE REPORTS

- Architectural Committee
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## 9. CONSENT CALENDAR - MOTION

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## 10. TREASURERS REPORT

- A. Treasurer's Report Review
  - 1. April 30, 2025

### ***DISCUSSION AND ACTION ITEMS***

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- 11. Resolution and Policy Code of Conduct BOD 2025 – Action
- 12. Board Communication – Action
- 13. Board Rules of Engagement – Action
- 14. Secretary to the Treasurer – Action
- 15. 5 Year Plan – Action

- A. Form a Task Force – Action

16. Operational
17. Board Action Items Information to Release to Community - Discussion
18. Purchasing Policy - Committee Action Item Request 25-05-03 Finance Purchasing Policies & Procedures – Action
19. Other Policies – Discussion/Action
20. Audit Update
21. Reserve Concerns – Action
22. Committee Action Item Request 25-05-02 Finance Committee 2025 Reserve Items – Action
23. Reserve Fund Transfer Catchup November 2024-May 2025 Request Form – Action
24. Reserve Fund Monthly Transfer Recurring Setup Request Form – Action
25. Closing of the Books/Request Regarding “Late Fees” to be Moved – Action
26. Roles and Goals of the Committees – Action
27. Committee Guidelines – Action
28. Committee Meetings and Rules for the use of Rooms – Action
29. Committee Assignment Applications 2025-2026 – Action

Architectural Committee  
Citation Committee  
Community Event Team  
Communication Committee  
Equestrian Estates Committee  
Finance Committee  
Lake Committee

30. Board of Directors Liaison to Committees

Architectural Committee  
Citation Committee  
Community Event Team  
Communication Committee  
Equestrian Estates Committee  
Finance Committee  
Lake Committee



31. Resolution to Record Assessment Liens 11 Properties– Action

Account Numbers:

484232	487608	488480	467401	467521	490786
483061	470141	470008	468722	470327	

32. Board Action Item BAI 25-05-01 Contract Security Firework Event 2025 – Action

33. Board Action Item BAI 25-05-02 Gas Pump at Marina Point of Sale Card Reader Replacement Part-Action

34. Lake Patrol Office Update

A. Fuel - Action

35. Garage/Yard Sales Permits/Enforcements – Discussion  
(County Memo in Packet)

36. Parking Rule Changes - Action

37. Meadow Lark Park Updates

38. Shields over Playgrounds and Fishing Areas - Discussion

39. Code Enforcement Task Force – Action

40. Code Enforcement Policy

41. Change of the Greenery Requirement Rule – Action

42. 5 Year Grandfather Policy Draft – Action  
60 Day Temporary approval 3/24/2025

43. Committee Action Item Request 25-05-01 Finance Committee 5 Year Capital Improvement Plan – Action

44. BOARD CORRESPONDENCE  
(Items brought to the Board at Open Forum at Previous Board Meetings)

Project Extensions without needing approval by Architectural Committee for items such as dumpsters,  
temp storage containers.

Lake repair and transparency for the community.

45. BOARD OF DIRECTOR’S COMMENTS  
Each Board member will be called on for comments.

46. ADJOURNMENT



OPEN SESSION AGENDA  
BOARD OF DIRECTORS' MEETING  
Meadowlark Hall Community Center  
12975 Rolling Ridge Drive  
Tuesday, June 24, 2025 ~ 6:00 pm

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  - Representative SVL MAC-Municipal Advisory Council San Bernardino County

## 7. COMMITTEE REPORTS

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- Code Enforcement Task Force

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## 9. CONSENT CALENDAR - MOTION

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## 10. TREASURERS REPORT

- A. Treasurer's Report Review  
1. May 31, 2025

### ***DISCUSSION AND ACTION ITEMS***

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11. Appointing Architectural Committee Chairperson - Action
12. Committee Assignment Applications – Action
  - 1-Community Event Team
  - 1-Equestrian Estates Committee
13. Purchasing Policy – Board requested Feedback at the May Meeting regarding the Purchasing Policies & Procedures – Action
14. Audit Update

15. Reserve Study – Association Reserves Continuation of Service – Discussion/Action

16. Budget Presentation Meeting/s -Discussion/Action

17. BAI Board Action Item 25-06-01 PSD Vehicle Transmission – Action

PSD Vehicle Unit 3 has a severe transmission fluid leak. This requires 1 quart of fluid every 200 miles. The vehicle has approximately 213,497 miles. This issue presents safety concerns and risk of transmission failure. 4 options with 4 bids were submitted. The bids range from repair to replacement, in the price range of \$2,664.24 to \$7,720.54. Staff Recommends replacing the transmission with a new unit with the price of \$5,508.13 which offers a 3 year warranty coverage. Funds will come from the Operating Budget-Vehicle Repair Line with a current total of \$14,000.00.

18. BAI Board Action Item 25-06-02 Approval for V-Ditch Correction at the Equestrian Estates – Action

The V-Ditch between the properties of 19830 & 18940 Appaloosa Rd. is deteriorating. This has resulted in significant erosion. 3 Bids were submitted in the price range of \$6,000.00 to \$13,750.00. Also, recommended is a Soil Stabilizer at the cost of \$1,484.00. The funds will be extracted from the Operating Budget-Grounds. The recommended bid will have a subtotal of \$7,484.00 and a 7% contingency for the total cost not to exceed \$8,008.00. The Operating Budget Current total is approximately \$57,712.23.

19. Additional Cameras & Upgrades - Approximately 15 Cameras & Equipment -Discussion/Action

20. Roles and Goals of the Committees – Request from Board at the May Meeting that each Board Liaison to Submit Recommendations to Task the Committees - Action

21. Committee Guidelines Review and Updates – Action  
Tabled at the May Meeting

22. Board of Directors Liaison to Committees

23. Resolution to Record Assessment Liens 7 Properties– Action  
Tabled at the May Meeting

Account Numbers:

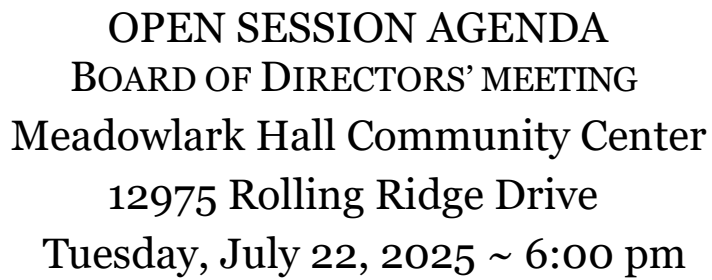
487608	467521	490786	483061
470141	470008	470327	

24. CAIR 25-06-01 Committee Action Item Request Equestrian Estates Committee  
Schedule of Meetings – Action

25. CAIR 25-06-02 Committee Action Item Request Equestrian Estates Committee  
Maintain Boarding Fees at 15% Below Local Market Value – Action

26. CAIR 25-06-03 Committee Action Item Request – Architectural Committee  
Rule change allowing use of precision block – Action

27. CAIR 25-06-04 Committee Action Item Request – Architectural Committee  
Rule change to allow new types of Screening On Fencing – Action
28. CAIR 2025-6-10 Committee Action Item Request -Communications Committee Request for  
Information of Communication Tools Currently Used – Action
29. CAIR 2025-6-10 Committee Action Item Request -Communications Committee Request for  
Information Regarding the Web-site- Action
30. Greenery Policy Rule Change – Policy is out for 28 day comment period - Update
31. Parking Rule Changes Follow-Up -Legal Opinion Received - Action  
Suggested rule change regarding boat and RV parking on properties.
32. Meadow Lark Park Updates
- A. Member Request for Pickleball
33. Updates on the Equestrian Estates Bridges – Action
34. BOARD CORRESPONDENCE
- A. Temporary Container Policy – Action  
Temp Storage /Dumpsters needing approval from the Architectural Committee – Action  
Open Forum Request from the May Board Meeting
- B. Lake Repair and Transparency
35. BOARD OF DIRECTOR’S COMMENTS  
Each Board member will be called on for comments.
36. ADJOURNMENT



**Always have your Membership Card with you when you are on Association Property.**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Executive Session Summary
5. SECRETARY’S REPORT – Approval of Meeting Minutes – Motion
  - A. Minutes Open Session Meeting of June 24, 2025
6. GOVERNMENT AGENCY REPORTS
  - Representative San Bernardino County Fire
  - Representative San Bernardino County Sheriff
  - Representative SVL MAC-Municipal Advisory Council San Bernardino County

## 7. COMMITTEE REPORTS

- Architectural Committee
- Citation Committee
- Communications Committee
- Community Event Team
- EQ Estates Committee
- Finance/Budget Committee
- Lake Committee
- Code Enforcement Task Force

## 8. PROPERTYOWNERS OPEN FORUM

Please state your name and address. Each owner may address the board for up to 3 minutes. A director or manager may briefly respond to comments. 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, they 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.

## 9. CONSENT CALENDAR - MOTION

Citations – Code Enforcement and/or Public Safety Contested and Uncontested Violations presented to the Board for Approval to issue Citation-Fine notices. – Motion

## 10. TREASURERS REPORT

- A. Treasurer's Report Review  
1. June 30, 2025

### ***DISCUSSION AND ACTION ITEMS***

**If you would like to speak on an agenda item, please fill out a card and hand it to the recording secretary. You 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. The president of the board will call on you. There is a limit of 2 minutes per speaker. Please state your name and address.**

## 11. Community Plan Task Force 5-Year Community Plan Task Force – Action

8 Applications Submitted

## 12. Committee Assignment Applications – Action

- 1-Community Event Team
- 1-Finance Committee
- 1-Lake Committee

## 13. Audit Update

14. Roles and Goals of the Committees – At the June meeting this was to be assigned to the Liaisons to give task to the Committees.- Action
15. Committee Guidelines Review and Updates – Action  
June meeting assigned Liaisons to ask committees for suggestions.
16. Resolution to Record Assessment Liens 36 Accounts– Action
17. Greenery Policy Rule Change – Comment survey is in the Dropbox - Action
18. Request from Property Owner for a Permit for Long Term Parking - Action
19. CAIR 25-07-02 EQ Estates Committee Action Item Request EQ Estates Bridges – Action  
Updates on the Equestrian Estates Bridges  
Tabled at the June meeting.
20. EQ Center Arena Surface Redo – Discussion /Action  
Annual Maintenance Cost of \$16,000.00
21. CAIR 25-07-01 EQ Estates Committee Action Item EQ Center Gates – Discussion /Action  
The gates are not working correctly. Repairs are needed.  
Entrance Gate Estimate \$8,072.00. Exit Gate Estimate \$9,071.00.
22. Equestrian Trails Rule Change – Discussion/Action  
Equestrian Committee recommends a rule change for the bridle trails. Proposed change would allow dogs on the bridle trail on a leash of no more than 6 feet long. The proposed change also is for walking and jogging to be allowed. This is for members and guests.
23. Sound System for the Community Center- Discussion
24. Yacht Club Request for Event – Casino Night -Action
25. BOARD CORRESPONDENCE
  - A. Dog Park in the Equestrian Estates at one of the parks.
  - B. Rules regarding the size of dogs allowed in the 2 Dog Parks for large dogs and small dogs at Meadowlark Park.
  - C. Are the cameras working at Pimlico x Reata in the Equestrian Estates?
  - D. Tree roots along the side of the women’s restroom at the west beach causing uneven surface to walk on. Discussion.
26. BOARD OF DIRECTOR’S COMMENTS  
  
Each Board member will be called on for comments.
27. ADJOURNMENT





OPEN SESSION AGENDA  
BOARD OF DIRECTORS' MEETING  
Meadowlark Hall Community Center  
12975 Rolling Ridge Drive  
Tuesday, August 26, 2025 ~ 6:00 pm

Notice of meeting: The Board of Directors of the Spring Valley Lake Association meeting is scheduled for Tuesday, August 26, 2025, at 6:00 pm. **Discloser: The recording of any SVLA meeting without the prior written consent of the SVLA Board and verbal consent of all those in attendance at the meeting is prohibited except by the recording secretary. The Board meeting is recorded for the purpose of the minutes only. The recording is not available for review. Please silence electronic devices.**

**Always have your Membership Card with you when you are on Association Property.**

BOARD MEMBERS

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

Alfred Logan, General Manager  
Jeaneen Beam, Director of Admin & HR  
Nick Gonzalez, Director of Operations  
Cody Partridge, Interim Director of Public Safety  
Clint Summers, Director of Code Enforcement & Architectural  
Kayla Thomas, Community Engagement Specialist

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Audit Presentation Discussion/Action
  - A. Eadie & Payne LLP - Auditor
  - B. GM and Board of Directors Comments
5. Executive Session Summary
6. SECRETARY'S REPORT – Approval of Meeting Minutes – Motion
  - A. Minutes Open Session Meeting of July 22, 2025

## 7. GOVERNMENT AGENCY REPORTS

- Representative San Bernardino County Fire
- Representative San Bernardino County Sheriff
- Representative SVL MAC-Municipal Advisory Council San Bernardino County

## 8. COMMITTEE REPORTS

- Architectural Committee
- Citation Committee
- Communications Committee
- Community Event Team
- EQ Estates Committee
- Finance/Budget Committee
- Lake Committee
- Code Enforcement Task Force
- 5 Year Community Plan Task Force

## 9. PROPERTYOWNERS OPEN FORUM

Please state your name and address. Each owner may address the board for up to 3 minutes. A director or manager may briefly respond to comments. 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, they 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.

## 10. CONSENT CALENDAR - MOTION

Citations – Code Enforcement and/or Public Safety Contested and Uncontested Violations presented to the Board for Approval to issue Citation-Fine notices. – Motion

## 11. TREASURERS REPORT

- A. Treasurer's Report Review
  - 1. July 31, 2025

### ***DISCUSSION AND ACTION ITEMS***

**If you would like to speak on an agenda item, please fill out a card and hand it to the recording secretary. You 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. The president of the board will call on you. There is a limit of 2 minutes per speaker. Please state your name and address.**

## 12. Budget Updates

13. Yacht Club Request for Event – Volleyball Tournament -Action
14. Request from Member for a Bounce House to be Allowed for Private Event - Action
15. Hoedown Association Event EQ Center –
16. Facility Use Policy – Action
17. Public Safety Vehicles – Discussion & Action  
Attachments in Dropbox.
18. Resolution to Record Liens to 31 Accounts for Non Payment of Assessments– Action
19. Resolution to Record Subsequent Assessment Lien – Action
  - A. Acct 485331 APN# 0482-092-11-0000
  - B. Acct 470002 APN# 3088-132-06-0000
20. 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. With 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.
21. BAI 25/08/02 Board Action Item 2019 Kubota MX5800HST – Action  
Repairs are needed in the amount of \$3,436.24. The cost of repairs is far less than equipment replacement. Funds will come from the Operating Budget-Vehicle Repairs.
22. CAIR Architectural Committee – Precision Block Walls - Action  
End of 28 day comment period-comments are in the Dropbox for Board Review
23. CAIR Architectural Committee – Screening on Fences Action  
End of 28 day comment period-comments are in the Dropbox for Board Review
24. Equestrian Trails Rule Change – Discussion/Action  
Equestrian Committee recommends a rule change for the bridle trails. Proposed change would allow dogs on the bridle trail on a leash of no more than 6 feet long. The proposed change also is for walking and jogging to be allowed. This is for members and guests.
25. Sound System for the Community Center Updates  
Assigned to the Finance Committee July 2025

## 26. BOARD CORRESPONDENCE

- A. Update on the Plan for the Coving Repair
- B. Number of Guest Cards per Property
- C. Concerns with Boats/Vessels Speeding on the Lake
- D. Street Parking Issues

## 27. BOARD OF DIRECTOR'S COMMENTS

Each Board member will be called on for comments.

## 28. ADJOURNMENT



OPEN SESSION AGENDA  
BOARD OF DIRECTORS' MEETING  
Meadowlark Hall Community Center  
12975 Rolling Ridge Drive  
Tuesday, September 2, 2025 ~ 6:00 pm

*Notice of meeting: The Board of Directors of the Spring Valley Lake Association meeting is scheduled for Tuesday, September 2, 2025, at 6:00 pm. **Discloser: The recording of any SVLA meeting without the prior written consent of the SVLA Board and verbal consent of all those in attendance at the meeting is prohibited except by the recording secretary. The Board meeting is recorded for the purpose of the minutes only. The recording is not available for review. Please silence electronic devices.***

**Always have your Membership Card with you when you are on Association Property.**

BOARD MEMBERS

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

Alfred Logan, General Manager  
Jeaneen Beam, Director of Admin & HR  
Kayla Thomas, Community Engagement Specialist

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. PROPERTYOWNERS OPEN FORUM

Please state your name and address. Each owner may address the board for up to 3 minutes. A director or manager may briefly respond to comments. 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, they 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.

***DISCUSSION AND ACTION ITEMS***

**If you would like to speak on an agenda item, please fill out a card and hand it to the recording secretary. You 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. The president of the board will call on you. There is a limit of 2 minutes per speaker. Please state your name and address.**

5. Eagle Scout Project - Discussion /Action
6. Nomination and Voting for all Officer and related roles for the Association - Action
7. ADJOURNMENT



Invitation to a Pre-Budget Workshop

Wednesday, September 10, 2025

6:00 PM

Spring Valley Lake Community Center

Meadowlark Hall

12975 Rolling Ridge Drive

The Purpose of the meeting is to share with Property Owners the process in creating the staff recommended budget for the Fiscal Year 2025-2026.

Comment Period

.....

Please join us at the Semi-Annual Property Owners Meeting on

Saturday, September 20, 2025, at 9:00 AM

Community Center Meadowlark Park

12975 Rolling Ridge Drive

.....

\*A quorum of the Board of Directors may be present at the workshop. No action will be taken on Wednesday, September 10, 2025.

You must RSVP by 1:00 PM on September 10, 2025, if you would like a copy of the materials.



**Spring Valley Lake Association  
Semi-Annual Membership Meeting  
Presentation of 2025-2026 Budget  
Community Center  
12975 Rolling Ridge Drive  
Saturday, September 20, 2025 ~ 9:00 A.M.**

**Notice of Meeting:** The Semi-Annual Membership Meeting of the Spring Valley Lake Association is scheduled for Saturday, September 20, 2025, at 9:00 AM. Recording any SVLA meeting is prohibited without prior written consent.

**Always have your Membership Card with you when you are on Association Property.**

<b>BOARD MEMBERS</b>	<div><div>___ Jay Cohen, President</div><div>___ Dennis Verhagen, Vice-President</div><div>___ David Stolfus, Secretary</div><div>___ Paul Stanton, Treasurer</div><div>___ Vicki Fitch, Director</div><div>___ Steve Troup, Director</div><div>___ CJ Eversole, Director</div></div>
<b>STAFF</b>	<div>Alfred Logan, General Manager</div> <div>Jeaneen Beam, Director of Admin &amp; HR</div>

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. **ROLL CALL**
5. PRESENTATION of the proposed budget for the 2025-2026 FISCAL YEAR BUDGET.
6. HOMEOWNERS OPEN FORUM-Speakers must be Members or Associate Members  
**PLEASE SIGN IN IF YOU WISH TO SPEAK.**

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. Speakers must follow the Meeting Rules. You must state your name and address.



7. BOARD DISCUSSION and COMMENTS

8. APPROVAL of the 2025-2026 ANNUAL BUDGET

- A. Resolution #1 Establishing 2025-2026 Annual Budget – Motion
- B. Resolution #2 Establishing 2025-2026 Annual General Assessment – Motion
- C. Resolution #3 Establishing 2025-2026 Associate Membership Fees – Motion  
(Tenant Fees Due November and May)
- D. Resolution #6 Establishing 2025-2025 Assessment Billing Procedures – Motion  
(Quarterly Payments: November, February, May, and August)
- E. 2024-2025 Reserve Study – Motion

9. ADJOURNMENT



**Spring Valley Lake Association  
Semi-Annual Membership Meeting  
Presentation of 2025-2026 Budget  
Community Center  
12975 Rolling Ridge Drive  
Wednesday, September 24, 2025  
6:00 P.M.**

**This is a continuation of the Semi-Annual Membership Meeting on Saturday,  
September 20, 2025.**

**Notice of Meeting:** The Semi-Annual Membership Meeting of the Spring Valley Lake Association will reconvene on Wednesday, September 24, 2025, at 6:00 PM. Recording any SVLA meeting is prohibited without prior written consent.

**Always have your Membership Card with you when you are on Association Property.**

<b>BOARD MEMBERS</b>	<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
<b>STAFF</b>	Alfred Logan, General Manager Jeaneen Beam, Director of Admin & HR Mary Stapp, Interim Director of Finance Kayla Thomas, Community Engagement Specialist

1. Call to Reconvene
2. Pledge of Allegiance
3. Roll Call
4. PRESENTATION of the proposed budget for the 2025-2026 FISCAL YEAR BUDGET.
5. HOMEOWNERS OPEN FORUM-Speakers must be Members or Associate Members

**PLEASE SIGN IN IF YOU WISH TO SPEAK.**

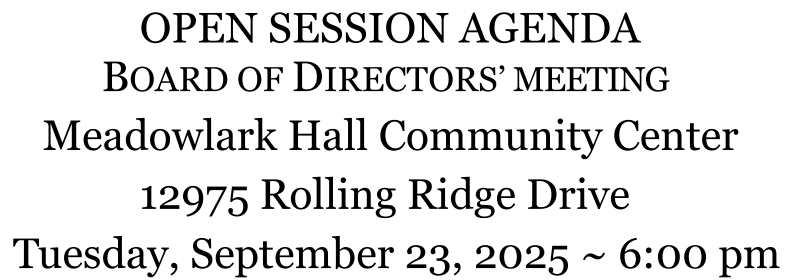
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**6. BOARD DISCUSSION and COMMENTS**

**7. APPROVAL of the 2025-2026 ANNUAL BUDGET**

- A. Resolution #1 Establishing 2025-2026 Annual Budget – Motion
- B. Resolution #2 Establishing 2025-2026 Annual General Assessment – Motion
- C. Resolution #3 Establishing 2025-2026 Associate Membership Fees – Motion  
(Tenant Fees Due November and May)
- D. Resolution #6 Establishing 2025-2026 Assessment Billing Procedures – Motion  
(Quarterly Payments: November, February, May, and August)
- E. 2025-2026 Reserve Study – Motion

**8. ADJOURNMENT**



**Always have your Membership Card with you when you are on Association Property.**

5. EXECUTIVE SESSION SUMMARY – David Stolfus

6. SECRETARY’S REPORT – Approval of Meeting Minutes – Motion

- A. Minutes Open Session Meeting of August 25, 2025
- B. Minutes Open Session Special Meeting September 2, 2025

7. GOVERNMENT AGENCY REPORTS

- Representative San Bernardino County Fire
- Representative San Bernardino County Sheriff
- Representative Bill Walters SVL MAC-Municipal Advisory Council San Bernardino County

8. COMMITTEE REPORTS

- Architectural Committee
- Citation Committee
- Communications Committee
- Community Event Team
- EQ Estates Committee
- Finance/Budget Committee
- Lake Committee
- Code Enforcement Task Force
- 5 Year Community Plan Task Force

9. PROPERTYOWNERS OPEN FORUM

If you would like to speak during the Open Forum, please fill out a card and hand it to the recording secretary no later than 6:05 PM. Each owner may address the board for up to 3 minutes. A director or manager may briefly respond to comments. 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, they 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. State your name and address.

10. CONSENT CALENDAR - MOTION

Citations – Code Enforcement and/or Public Safety Contested and Uncontested Violations presented to the Board for Approval to issue Citation-Fine notices. – Motion

***DISCUSSION AND ACTION ITEMS***

**If you would like to speak on an agenda item, please fill out a card and hand it to the recording secretary no later than 6:05 PM. You 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. The president of the board will call on you. There is a limit of 2 minutes per speaker. Please state your name and address. State your name and address.**

11. Establish Protocol of Responding to Members During Open Forum in Open Session – Discussion/Action

12. Budget Updates from the Semi-Annual Homeowners Meeting September 20, 2025

The Following Resolutions are placed on this agenda if they were not approved at the Semi-Annual Homeowners Meeting on September 20, 2025.

APPROVAL of the 2025-2026 ANNUAL BUDGET

A. Resolution #1 Establishing 2025-2026 Annual Budget – Motion

B. Resolution #2 Establishing 2025-2026 Annual General Assessment – Motion

C. Resolution #3 Establishing 2025-2026 Associate Membership Fees – Motion  
(Tenant Fees Due November and May)

D. Resolution #6 Establishing 2025-2025 Assessment Billing Procedures – Motion  
(Quarterly Payments: November, February, May, and August)

E. 2024-2025 Reserve Study – Motion

13. Policy Updates Under Review – GM Updates

14. Resolution to Record Subsequent Assessment Lien – Action

A. Acct 490723 APN# 0444-372-05-0000

15. Resolution to Record Subsequent Assessment Lien – Action

A. Acct 485331 APN# 0482-092-11-0000  
Tabled August 2025

16. Board Action Item BAI 25-09-02 Reserve – Vehicle & Equipment Components – Action  
Units #1, #2, #3, & #4 PSD Vehicles – Action

17. Board Action Item BAI 25-09-01 Replacement of Transmission Unit 4 - Action

18. Board Action Item BAI 25-09-03 Vessel Stickers for 2026 - Action

19. Board Action Item BAI 25-09-05 Approval Final Audit Service Invoice Eadie & Payne - Action

20. BAI 25-09-04 Forensic Audit Services – Action

21. In N Out Truck 2026 Contract Approval – Action

22. Palos Grande Property – Owner of Record Property Owner Certification – Update
23. ABC Liquor License/Bear Valley Country Club – Discussion & Approval  
GM Request
24. ADA Update for the Association Office
25. Minutes – Discussion  
GM Request
26. CAIR Architecture Committee – Request Counter Approval for Dead Tree Removal – Action
27. CAIR Architecture Committee – Request Counter Approval for Retrofit Windows – Action
28. CAIR Architecture Committee – Request Rule Change for Replacement Roof Shingles – Action
29. CAIR Lake Committee – Request Spare Parts to Maintain Existing Aeration Systems in Fingers – Action
30. Fishing Area #3 Issues with Fishing Hooks (Pictures included) Discussion – Action
31. Fishing Area #9 Landscaping Discussion / Action  
GM Request  
A. Appointing an Executive Committee
32. Diamondhead HOA/Blue Star Properties Request for PSD Patrol their Property – Action
33. Shade Structures/Fishing Holes Update
34. Flying of MIA/POW Flags on Association Property – Discussion & Action
35. Resident Complaints
36. E-Bike Riders
37. Association Office 6 Days a Week
38. Little League
39. Sound System for the Community Center Updates  
Assigned to the Finance Committee July 2025
40. ADA Hearing Issues Request for Accommodations
41. VVC Board Request to be Notified of Meetings

#### 42. BOARD CORRESPONDENCE

(Items A-D from Open Forum August 2025 Board Meeting)

- A. Update on the Plan for the Coving Repair
- B. Number of Guest Cards per Property
- C. Concerns with Boats/Vessels Speeding on the Lake
- D. Street Parking Issues

#### 43. BOARD OF DIRECTOR'S COMMENTS

Each Board member will be called on for comments.

#### 44. ADJOURNMENT





OPEN SESSION AGENDA  
BOARD OF DIRECTORS' MEETING  
Meadowlark Hall Community Center  
12975 Rolling Ridge Drive  
Tuesday, October 28, 2025 ~ 6:00 pm

Notice of meeting: The Board of Directors of the Spring Valley Lake Association meeting is scheduled for Tuesday, October 28, 2025, at 6:00 pm. **Discloser: The recording of any SVLA meeting without the prior written consent of the SVLA Board and verbal consent of all those in attendance at the meeting is prohibited except by the recording secretary. The Board meeting is recorded for the purpose of the minutes only. The recording is not available for review. Please silence electronic devices.**

**Always have your Membership Card with you when you are on Association Property.**

BOARD MEMBERS

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

Alfred Logan, General Manager  
Jeaneen Beam, Director of Admin & HR  
Nick Gonzalez, Director of Operations  
Cody Partridge, Interim Director of Public Safety  
Clint Summers, Director of Code Enforcement & Architectural  
Cherina Cohen, Community Engagement Specialist  
Mary Stapp, Interim Director of Finance

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. TREASURERS REPORT

A. Treasurer's Report Review

1. September 30, 2025

5. EXECUTIVE SESSION SUMMARY – David Stolfus

6. SECRETARY'S REPORT – Approval of Meeting Minutes – Motion

A. Minutes Open Session Special Meeting September 2, 2025  
Tabled in September

- B. Minutes Open Session Semi Annual Meeting Budget Presentation September 20, 2025 – Motion
- C. Minutes Open Session Semi Annual Meeting Budget Presentation Continued September 24, 2025  
Motion
- D. Minutes Open Session Meeting September 23, 2025 – Motion

## 7. GOVERNMENT AGENCY REPORTS

- Representative San Bernardino County Fire
- Representative San Bernardino County Sheriff
- Representative Bill Walters SVL MAC-Municipal Advisory Council San Bernardino County

## 8. COMMITTEE REPORTS

- Architectural Committee
- Citation Committee
- Communications Committee
- Community Event Team
- EQ Estates Committee
- Finance/Budget Committee
- Lake Committee
- Code Enforcement Task Force – Presentation and CAIR Item #25
- 5 Year Community Plan Task Force

## 9. PROPERTYOWNERS OPEN FORUM

If you would like to speak during the Open Forum, please fill out a card and hand it to the recording secretary no later than 6:05 PM. Each owner may address the board for up to 3 minutes. A director or manager may briefly respond to comments. 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, they 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. State your name and address.

## 10. CONSENT CALENDAR - MOTION

Citations – Code Enforcement and/or Public Safety Contested and Uncontested Violations presented to the Board for Approval to issue Citation-Fine notices. – Motion

### ***DISCUSSION AND ACTION ITEMS***

**If you would like to speak on an agenda item, please fill out a card and hand it to the recording secretary no later than 6:05 PM. You 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. The president of the board will call on you. There is a limit of 2 minutes per speaker. Please state your name and address. State your name and address.**

11. Policy Updates – Action

- A. Purchasing Procedures
- B. Reserve Investment Policy
- C. SVLA Credit Card Policy
- D. Records Retention Policy

12. Forensic Audit Updates

13. Resolution to Record Subsequent Assessment Lien – Action

- A. Acct 490723     APN# 0444-372-05-0000

14. Resolution to Record Subsequent Assessment Lien – Action

- A. Acct 485331     APN# 0482-092-11-0000  
Tabled August 2025

15. Fee Schedule – Action

16. Fine Schedule – Action

17. BAI 25-10-01 IT Cameras and Radios - Action

Bids received from three companies. Bids were for 1, 2, or 3 years, and from base to add-ons, to onsite visits with annual cost for 3 year contract from \$68,700.00 to \$72,000.00.

1. Request for approval of the contract with X Factor for the 2025-26 through the 2027-28 (3Years) for \$68,700.00.
2. Approve the creation of a new budget line item 5782 Security Camera Service Contract and transfer \$68,700.00 from account 5780 Service contracts.

18. BAI 25-10-02 EQ Portable Restrooms Long Acres & Playfair Park – Action

Received 3 bids for service with costs and option of how many toilets would be rented.

Request for approval of the continuation of the United Site Services portable restrooms for the 2 EQ parks for fiscal year 2025-2026 for an annual cost of \$6,564.00.

19. BAI 25-10-03 Weed Abatement Annual Contract – Action

3 Bids were received in the amounts of \$39,217.23 to \$49,910.00. This is for the fiscal year 2025-2026. Request of the approval of the weed abatement contract with Pro Weeds Control in the amount of \$39,217.00. This is under line item 5385 – Weed Abatement.

20. BIA 25-10-04 Pest Control Annual Contract - Action

3 Bids were received in the amounts of \$2,592.00 to \$4,672.00.

Request of approval of the annual pest control services with Dewey Pest Control for the fiscal year 2025-2026 for \$2,592.00. This is line item 5780-Contract services.

21. BAI 25-10-05 Rodent Control – Action

3 Bids received for rodent control at Meadowlark Park. Bids range from \$5,295.00 to \$8,055.00.

Request of approval to continue the annual contract with Orkin Commercial services for gopher control and MLP and extend to the 2 parks in the EQ Estates. \$5,295.00 line item 5630.

22. BAI 25-10-06 Firework Show 2026 – Action

Received bids in the amount of \$40,000.00 and \$38,850.00.

Request of Approval of the contract with Garden State Fireworks for the annual firework show at the west beach for the 2026- year for \$30,850.00.

23. Board Action Item BAI 25-09-02 Reserve – Vehicle & Equipment Components – Action  
Tabled in September Units #1, #2, #3, & #4 PSD Vehicles – Action

24. Board Action Item BAI 25-09-01 Replacement of Transmission Unit 4 – Action  
Tabled in September

25. CAIR Code Enforcement Task Force -Action  
Documents in Dropbox

26. CAIR Lake Committee Coving Repair – Action

27. CAIR Lake Committee Lake Attenuators – Action

28. CAIR Architecture Committee Rule Change for Roof Shingles – Action

28 Day comment period has ended, comments are in the dropbox.

29. CAIR Event Team Volunteers for Events – Request to allow staff to Approve Members to Volunteer at Events Action

30. Committee Application – 1 Finance Committee Application – Action

31. November and December Board Meeting Dates – Action

Recommended to have a Resolution to schedule the November and December Board Meetings for the third week or week prior to the holidays each year. This resolution will be in perpetuity. This was approved October 2024.

If in the future the Board would like to combine the monthly meetings and/or skip a meeting, they have that right.

32. ABC Liquor License/Bear Valley Country Club – Discussion & Approval

- 33. ADA Update for the Association Office
- 34. Flying of MIA/POW Flags on Association Property - Action  
Tabled in September
- 35. Floating Islands
- 36. Little League
- 37. The Breeze Newspaper
- 38. ADA Hearing Issues Request for Accommodations

#### 39. BOARD CORRESPONDENCE

#### 40. BOARD OF DIRECTOR'S COMMENTS

Each Board member will be called on for comments.

#### 41. ADJOURNMENT



OPEN SESSION AGENDA  
BOARD OF DIRECTORS' MEETING  
Meadowlark Hall Community Center  
12975 Rolling Ridge Drive  
Tuesday, November 18, 2025 ~ 6:00 pm

Notice of meeting: The Board of Directors of the Spring Valley Lake Association meeting is scheduled for Tuesday, November 18, 2025, at 6:00 pm. **Discloser: The recording of any SVLA meeting without the prior written consent of the SVLA Board and verbal consent of all those in attendance at the meeting is prohibited except by the Association staff. The Board meeting is recorded for the purpose of the minutes and for the live feed for members. Please silence electronic devices.**  
**Always have your Membership Card with you when you are on Association Property.**

BOARD MEMBERS

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

Alfred Logan, General Manager  
Jeaneen Beam, Director of Admin & HR  
Nick Gonzalez, Director of Operations  
Cody Partridge, Interim Director of Public Safety  
Clint Summers, Director of Code Enforcement & Architectural  
Cherina Cohen, Community Engagement Specialist  
Mary Stapp, Interim Director of Finance

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. TREASURERS REPORT

A. Treasurer's Report Review

1. September 30, 2025
2. October 31, 2025

5. EXECUTIVE SESSION SUMMARY – David Stolfus
6. SECRETARY'S REPORT – Approval of Meeting Minutes – Motion
- A. Minutes Open Session Meeting October 28, 2025 – Motion

- B. Minutes Open Session Special Meeting September 2, 2025 - Motion  
(Tabled in September for clarification of publishing members names on minutes from legal counsel)
- C. Minutes Open Session Meeting September 23, 2025 – Motion  
(Tabled in September for clarification of publishing members names on minutes from legal counsel)

#### 7. GOVERNMENT AGENCY REPORTS

- Representative San Bernardino County Fire
- Representative San Bernardino County Sheriff
- Representative Bill Walters SVL MAC-Municipal Advisory Council San Bernardino County

#### 8. COMMITTEE REPORTS

- Architectural Committee
- Citation Committee
- Communications Committee
- Community Event Team
- EQ Estates Committee
- Finance/Budget Committee
- Lake Committee
- Code Enforcement Task Force
- 5 Year Community Plan Task Force

#### 9. PROPERTYOWNERS OPEN FORUM

**If you would like to speak during the Open Forum, you must fill out a card and hand it to the recording secretary no later than 6:05 PM. Each owner may address the board for up to 3 minutes. A director or manager may briefly respond to comments. 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, they 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.**

#### 10. CONSENT CALENDAR - MOTION

Citations – Code Enforcement and/or Public Safety Contested and Uncontested Violations presented to the Board for Approval to issue Citation-Fine notices. – Motion

##### ***DISCUSSION AND ACTION ITEMS***

**If you would like to speak on an agenda item, please fill out a card and hand it to the recording secretary no later than 6:05 PM. You 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. The president of the board will call on you. There is a limit of 2 minutes per speaker.**

11. Median Maintenance After Arch Removal Between Francesca to Bear Valley Rd. Discussion/Action  
Request from the SVL-MAC Municipal Advisory Council San Bernardino County

12. Policy Updates

A. Operating Policy – Discussion Only

The Following Policies were accepted at the October 2025 Meeting. The policies are on the agenda for review or any updates. - Action

- B. Purchasing Procedures
- C. Reserve Investment Policy
- D. SVLA Credit Card Policy
- E. Records Retention Policy

13. Forensic Audit Updates

14. Status on Proposals for Accounting – Firms Compared to In House  
Board Member Request

15. Resolution to Record Subsequent Assessment Lien Alterra – Action

- A. Acct 485331 APN# 0482-092-11-0000

16. Resolution to Record Lien Alterra – Action

- A. Acct 490723 APN# 0444-372-05-0000

17. Legal Opinion- Listing Names of Members on Minutes that Speak During the Board Meetings – Discussion

18. Fee Schedule – Action

19. Fine Schedule – Action

20. 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.

21. 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

22. 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.

23. 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.

24. BAI 25-11-06 Board Action Item EQ Hay Restock- Action

Move to ratify and approve the invoice from Hemme Hay & Feed Inc in the amount of \$11,025.29 for hay purchased October 30, 2025, and authorize the expense to be charged to Line Item 5380-Horse Feed (Equestrian) under the Lake, Marina & Equestrian category.

25. BAI 25-11-07 Board Action Item Approval of Transfer of Funds from Reserve Fund to Operating Fund- Action

Recommend the approval of the transfer of \$289,563 from the Reserve (Replacement) Fund to the Operating Fund to eliminate the Due To and Due From amounts recorded on October 31, 2024

26. Reserve Study Inaccuracies - Discussion/Action

27. CAIR Architecture Committee – Use of Decomposed Granite (DG), Dirt, and/or Wood Chips in a Landscaping Plan – Action

28. CAIR Architecture Committee – Use of Artificial Plants in a Landscaping Plan – Action

29. CAIR Finance Committee – Full Safety Comp Employer & Employee - Action

30. ABC Liquor License/Bear Valley Country Club – Discussion & Approval

31. Community Center Sound System-Discussion

This item was tabled in September, October, and November of 2024, it was suggested the Finance Committee research sound systems.

32. ADA Update for the Association Office

A. Occupancy Permit

33. CASp Report Site Accessibility Evaluation Report – Discussion
34. ADA Hearing Issues Request for Accommodations-Updates
35. Fishing Area #3 – Discussion/Action
36. Homeowner Request Form Acct 468053 – Action
37. Community Requests for Contracts – Board Member Request
38. Shade Structures Costs and RFP – Board Member Request
39. Legal Correspondence – Board Member Request
40. Conflicts of Interest Requirements to Disclose – Board Member Request
41. Lake Committee ZOOM vs. On-site Meetings – Board Member Request
42. Lake Coving RFP – Board Member Request
43. Violations of Protocol, By-Laws, Governing Documents – Board Member Request
44. Accounting of the Prizes, Gift Cards, Etc. – Board Member Request
45. BOARD CORRESPONDENCE

A. No Correspondence Submitted.

46. BOARD OF DIRECTOR’S COMMENTS

Each Board member will be called on for comments.

47. ADJOURNMENT



OPEN SESSION AGENDA  
BOARD OF DIRECTORS' MEETING  
Meadowlark Hall Community Center  
12975 Rolling Ridge Drive  
Tuesday, December 16, 2025 ~ 6:00 pm

Notice of meeting: The Board of Directors of the Spring Valley Lake Association meeting is scheduled for Tuesday, December 16, 2025, at 6:00 pm. **Discloser: The recording of any SVLA meeting without the prior written consent of the SVLA Board and verbal consent of all those in attendance at the meeting is prohibited except by the Association staff. The Board meeting is recorded for the purpose of the minutes and for the live feed for members. Please silence electronic devices.**  
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☐ CJ Eversole, Director

Alfred Logan, General Manager  
Jeaneen Beam, Director of Admin & HR  
Nick Gonzalez, Director of Operations  
Cody Partridge, Interim Director of Public Safety  
Clint Summers, Director of Code Enforcement & Architectural  
Cherina Cohen, Community Engagement Specialist  
Mary Stapp, Interim Director of Finance

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. TREASURERS REPORT
  - A. Treasurer's Report September 2025 – Receive and File
5. EXECUTIVE SESSION SUMMARY – David Stolfus
6. SECRETARY'S REPORT – Approval of Meeting Minutes – Motion
  - A. Minutes Open Session Meeting November 18, 2025 – Motion
  - B. Minutes Open Session Meeting October 28, 2025 – Motion  
Tabled in November

- C. Minutes Open Session Special Meeting September 2, 2025 - Motion  
(Tabled in September for clarification of publishing members names on minutes from legal counsel)
- D. Minutes Open Session Meeting September 23, 2025 – Motion  
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## 7. GOVERNMENT AGENCY REPORTS

- Representative San Bernardino County Fire
- Representative San Bernardino County Sheriff
- Representative Bill Walters SVL MAC-Municipal Advisory Council San Bernardino County

## 8. COMMITTEE REPORTS

- Architectural Committee
- Citation Committee
- Communications Committee
- Community Event Team
- EQ Estates Committee
- Finance/Budget Committee
- Lake Committee
- Code Enforcement Task Force
- 5 Year Community Plan Task Force

## 9. PROPERTYOWNERS OPEN FORUM

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## 10. CONSENT CALENDAR - MOTION

Citations – Code Enforcement and/or Public Safety Contested and Uncontested Violations presented to the Board for Approval to issue Citation-Fine notices. – Motion

### ***DISCUSSION AND ACTION ITEMS***

**If you would like to speak on an agenda item, please fill out a card and hand it to the recording secretary no later than 6:05 PM. You 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. The president of the board will call on you. There is a limit of 2 minutes per speaker.**

11. Operating Policy – Action

Action Request: Review the draft and approve the Operating Policy to replace the previously adopted 8/9/2024 Policy.

12. Code Enforcement Policy Draft – Action

13. Notice of Proposed Rule Change – Action

14. Board Resolution – General AHSV (Adverse Health & Safety Violations) - Action

15. Fine Schedule – Action

Tabled in November

16. Forensic Audit - Updates

17. Investments – Discussion/Action

18. Alterra Resolution to Record Subsequent Lien – Action

A. Acct 484843 APN 3088-091-07-0000

19. Board Action Item BAI 25-12-01 Phone & Tablet Service Contract – Action

Desired Board Action: Review BAI 25-12-01 in conjunction with those details staff is requesting the Board: Approval for this BAI 25-12-01 is combined with BAI 25-12-02, the Spectrum Contract bundle package for an annual cost of \$12,840 allocating aligned expense to account 5460 – Cellular/Telephone and 5470 – Internet for these services.

20. Board Action Item BAI 25-12-02 Internet Contract – Action

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

Approval for this BAI 25-12-02 is combined with BAI 25-12-01. 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.

21. CAIR Architecture Committee – Use of Decomposed Granite (DG), Dirt, and/or Wood Chips in a Landscaping Plan (resubmit w/clarification) Action  
Tabled in November for clarification

22. 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.

23. 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
- E. Volunteer Accident Medical Insurance smic Premium \$235.00 – Action

24. Community Center Sound System-Finance Committee Updates

25. Homeowner Request Form for Pictures Acct 468053 – Action

26. Shade Structures Costs and RFP

27. Lake Committee ZOOM vs. On-site Meetings

28. Lake Coving RFP – Updates

- A. 1 Bid Received from Engineer

29. BOARD CORRESPONDENCE

Items that were spoken about in Open Session at Previous Meeting:

- A. Excessive citation notices given after speaking at a Board Meeting - Resolved
- B. Rules on Fruit Trees
- C. Memorial Program – Benches, Trees, or Plaques - Resolved
- D. Coving/Shoreline Status of RFP – On agenda
- E. Investment Accountability – On Agenda
- F. Property Owner Complaint on staff and accounts 14 months ago - Resolved

30. BOARD OF DIRECTOR’S COMMENTS

Each Board member will be called on for comments.

31. ADJOURNMENT