



Bear Valley Springs Association Board of Directors
Regular Monthly Meeting
 Tuesday, September 20, 2016 at 6:00 PM
 Oak Branch Saloon

**Open to All
Members**

MINUTES

A. ANNOUNCEMENTS –

- 1. Call to Order – Pledge of Allegiance** conducted @ 6:00 PM by Vice President Larry Thompson
- 2. Roll Call**
Board Present: Vice President Larry Thompson, Treasurer Rebecca Hewett, Director Jim Panek and Director Julia Stavlo
Board Absent: President Todd Lander
Staff Present: General Manager Edward Simpkins, Finance Manager Wesley Shryock, Food & Beverage Manager David Zimmerman, Project Manager Debbie Shryock, Recreation Manager Debbie Papac and Board Secretary Kathleen Chattin
- 3. Declaration of Intent to Tape the Meeting** read into the record by Vice President Larry Thompson
- 4. Board Comments & Announcements**

B. ADMINISTRATIVE & PROCEDURAL MATTERS / CORRESPONDENCE

Item #	Item
17-068	Approval of the Agenda - September 20, 2016 Regular Meeting Agenda MOTION by JP to approve the September 20, 2016 Regular Meeting Agenda as presented. 2 nd by JS Motion approved without objection 4-0.
17-069	Approval of Minutes - August 16, 2016 Regular Meeting Minutes MOTION by JP to approve the August 16, 2016 Regular Meeting Minutes as presented. 2 nd by RH Motion approved without objection 4-0.
17-070	Reading of the Executive Session Reports – read into the record by Vice President Larry Thompson <ul style="list-style-type: none"> ▪ Special Meeting 08/16/16 ▪ Regular Meeting 08/22/16
17-071	Receive and File Various Committee Reports <ul style="list-style-type: none"> ▪ Golf Advisory Committee – 08-02-16 ▪ Equestrian Advisory Committee – 08-01-16 ▪ Recreation Advisory Committee – 08-03-16 ▪ Food Service Advisory Committee – 08-04-16 ▪ Kawaiisu Preserve Planning Committee – 05-26-16 ▪ Finance Advisory Committee – 07-27-16 MOTION by JP to receive and file the various committee reports as presented. 2 nd by JS Motion approved without objection 4-0.
17-072	Treasurer’s Report presented and recorded by Treasurer Rebecca Hewett.

C. GENERAL MANAGER

<u>Item #</u>	<u>Item</u>
17-073	Managers’ Report presented and recorded by Finance Manager Wesley Shryock.

D. MEMBER COMMENTS

- Jeanne Gray – 3430-034 – Requested that the Board Contingency Fund/Capital Improvement Fund and Long Term Goals be treated with caution.
 Larry Smith – 3430-381 – Bobcat that was shot in their neighborhood
 Matt VoVilla – 3461-114 – Range Fire – Neighbor’s concerns
 Ann Tavormina – 0096-010 – Range Fire – What caused the fire?
 John Bryant – 2392-001 – Range Fire – Concerns regarding the Rifle Range
 Teresa Kennison – 0097-002 – Range Fire – Request to have dangerous weeds and grass removed.

E. CONSENT CALENDAR – 6 items

17-074	2016-2017 Board of Directors Board Meeting Schedule
17-075	BVSA Follow Up Items list
17-076	Phil Dunn Resignation from the Environmental Control Committee
17-077	Cathy Bradshaw Resignation from the Finance Advisory Committee
17-078	Board Advisory Committee Individual Request to be Appointed to the Equestrian Advisory Committee – Bob Howard
17-079	Board Advisory Committee Individual Request to be Appointed to the Finance Advisory Committee – Bill Marquardt
	MOTION by RH to approve the Consent Calendar as presented. 2 nd by JP Motion approved without objection 4-0.

F. BOARD BUSINESS ACTION ITEMS – 16 items

<u>Item #</u>	<u>Item</u>
17-080	Notification of Member’s Lots and Tracts that are being processed for collections. MOTION by JP to approve the following Authorizations to Record Notice of Defaults: 3461-353, 3430-384, 0501-001, 3431-234, 3471-376, 3471-647, 3559-212, 3471-052, 3455-133, 3461-492, 3461-483, 3471-321, 3471-306, 3471-516, 3471-181, 3557-399, 3471-086, 3471-438, 3461-317, 3440-249, 3471-080, 3431-054, 3461-090, 0096-013, 6298-001, 3471-346, 3471-712, 3417-230, and 3440-072. 2 nd by RH Motion approved without objection 4-0.
17-081	Discussion: Review 2016-2017 Reserve Item List DS gave the status of the updated 2016-2017 Reserve Item List. The next step is to present the update to the Managers and present the results to the Board.
17-082	Discussion: Capital Project Development ES stated that this budget is a priority and the \$60,000 needs to be prioritized as projects that need to be developed as a capital project, i.e. a gazebo at Cub Lake and the Pickleball Court Project. Randi Ehrenborg will be presenting a request for this funding at the next board meeting. ES reminded the group that JG stated earlier that it is smart to be cautious with this funding.
17-083	Discussion: Reed and Cattail Abatement Cub and Four Island Lakes ES updated the Board on the current status. The Fish & Wildlife department is worried about the turbidity of the water for the fish so he is looking into what the cost impact

	will be for different resolutions for this issue. Ernie Tight will be the contractor with an estimated cost of \$30,000 for remove the cattails but may not have the capability to do the job for that amount if the turbidity of the water is an issue.
17-084	Discussion: Pickleball Court/Tennis Courts Development Project DS discussed the court development. She stated that she should have the new proposal for the courts prepared for discussion at the October 18 th Board Meeting.
17-085	Discussion: Oak Canyon Trail Renovation Project ES stated that Matt VoVilla, a botanist and a consulting group from Santa Barbara spent 4 hours on the trail and did not find any endangered species and are expecting a report and the permit ready for submittal by the end of October for a cost of \$3,000.
17-086	Discussion: Range Fire Investigation Debbie Papac gave an overview of the current status of the CalFire Investigation which has been forwarded to the State of California for finalization. According to the BV KC Fire crew, the BVSA was not negligent and the Range can be used again. DP will get all of the equipment compliant and all safety requirements are met again. Ann Tavormina asked that if the cause of the fire was a ricochet she would like to know what the range policies are and what has been done to make the range safer so that this doesn't happen again. She would also like to read the report and have it published when it is available, an examination of the changes to the procedures so that this kind of thing doesn't happen again, and because the area is <u>not</u> all burned there should be requirements such as a water tank for firefighting, the grass cut, brush removed, a gate in the fence so that it's easier to reach the outside areas, and inspection of the ammunition used before anyone shoots. Security should be the priority for re-opening. Mark Wood 3431-203 puts on the bi-monthly pistol matches and helps the Rangers when they have large crowds at the rifle range. He stated that tracers are illegal and Long Range Shooting (1000 feet) should be reposted at the Range. Matt VoVilla asked that the conversation continue to include preventive measures that should be taken to prevent this from happening again. Lori Katai 3430-415 stated that there are many causes of fires and that the Range should be open during the investigation if at all possible.
17-087	Discussion: Service Provider and Professional Provider Rules and Guidelines Jeanne Gray 3430-034 gave background on the current rules and why the service provider agreements and payments for use of facilities were initiated. JS and JG voiced concerns from the Recreation Advisory Committee regarding compliance with the current BVSA Rules and compliance by each amenity. Debbie Papac gave her perspective and JG asked that each amenity manager review their records for compliance and attend the Rules Advisory Committee Meeting on Tuesday, October 4th.
17-088	Discussion: Kawaiisu Preserve Site Plan Submittal ES updated the Board on the current status of the Kawaiisu Preserve Site Plan. Richard Turco answered the questions that the Board had. LT stated that he thought that the site plan should move forward and ES was asked to present the plan to the BVSA/BVCSD Liaison Committee on September 28, 2016 for approval to submit at the next BVCSD Meeting on October 13, 2016. MOTION by RH to approve the implementation of the development plan of the Historical Kawaiisu Preserve Site as presented. 2nd by JP

	Motion approved without objection 4-0.
17-089	<p>Discussion and Approval: Appointment of Treasurer Rebecca Hewett as Chair of the Finance Advisory Committee MOTION by JS 2nd by JP Motion approved without objection 4-0.</p>
17-090	<p>Discussion and Approval: Reserve CER for Ice Maker – Mulligan Room DS presented the CER. MOTION by JS to approve Alternative Three, J&E Restaurant, for a NTE price of \$5,630.82 to be paid from the reserve funds. 2nd by RH Motion approved without objection 4-0.</p>
17-091	<p>Discussion and Approval: Reserve CER for Storage Reel for OTCC Main Pool DS presented the CER. MOTION by JP to approve Alternative One, Knorr Systems, Inc. for \$9,491.92, plus a 10% contingency of \$949.19 for a NTE price of \$10,441.04 to be funded from the Reserve Funds. 2nd by RH Discussion: JS requested is it was on the Reserve Fund and DS stated that it was. Motion approved without objection 4-0.</p>
17-092	<p>Discussion and Approval: Reserve CER for Buffalo Turbine Kohler Brandon Haynes presented the CER and explained the usage and need for a new blower. MOTION by JP to approve Alternative One, Jacobsen California/Turfco Blower, for \$7,860 plus a 10% contingency of \$786 for a total NTE price of \$8,646.40 to be funded from the Reserve Fund. 2nd by JS Discussion: JP asked if the GAC would need to give feedback on the machinery required. Motion approved without objection 4-0.</p>
17-093	<p>Discussion and Approval: Reserve CER for Tees Mower GPLEXIII Jacobsen Brandon Haynes presented the CER and explained the usage and requirements. MOTION by JP to approve Alternative One, Jacobsen California, for \$34,562.39 to be funded from the Reserve Funds. 2nd by RH Discussion: Brandon Haynes stated that his experience is that he is running into a lot of problems trying to get quotes. His opinion is that it is basically they know that IGM has national accounts and it may be much easier to go sole source and not exercise the vendors when they are aware that they will not be awarded a contract by BVSA. Motion approved without objection 4-0.</p>
17-094	<p>Discussion: November 2016 Bear Tracks Board Article Due on October 19, 2016 Larry Thompson will do the November BT article for the Board.</p>
17-095	<p>Discussion: BVCSD Candidate Forum Hosted by Faith Green, The Cub, Tuesday, October 11, 2016 at 6:00 PM in the OTCC Reception Area</p>

G. SUMMARY OF TODAY’S FOLLOW UPS

1. KC to add the Oak Canyon Trail Renovation Project to the September 26, 2016 Special Board Meeting agenda for ratification of the new contract.
2. ES will present the Kawaiisu Preserve Master Plan to the BVCS D Meeting on October 13, 2016 for approval to submit at the next BVCS D Meeting.

H. ANNOUNCE UPCOMING MEETINGS AND NOTICES

- Special Monthly Board Meeting: Monday, September 26, 2016 at 12:00 PM, Oak Branch Saloon (Closed executive session to begin immediately following the Open Meeting)
- BVCS D/BVSA Liaison Meeting, Tuesday, October 19, 2016 at 9:00 AM, BVCS D
- Regular Monthly Board Meeting, Tuesday, October 18, 2016 at 6:00 PM, Oak Branch Saloon (Closed executive session to begin at 1:00 PM prior to the Open Meeting)

NOTICE OF SPECIAL EXECUTIVE SESSION BOARD MEETING TO BEGIN AT 1:00 PM PRIOR TO THE OPEN SESSION

The Bear Valley Springs Board of Directors will be holding a Special Executive Session Board Meeting prior the open session where they will conduct Association business that falls within any one of the following categories:

1. Member Discipline/ECC Matters – 2 items
2. Litigation/Legal Matters – None
3. Contracts – None
4. Delinquent Assessments – 1 item
5. Personnel Matters – 2 items
6. Compliance Officer Report – 1 item

*Executive Session Board Meetings are confidential and therefore **CLOSED** to the membership.*

J. ADJOURN REGULAR MONTHLY MEETING @ 8:14 PM

BOARD APPROVAL:

October 19, 2016

Date

Kathleen Chattin

Kathleen Chattin – Secretary
Bear Valley Springs Association