



Bear Valley Springs Association Board of Directors
Regular Monthly Meeting
 Tuesday, October 18, 2016 at 6:00 PM
 Oak Branch Saloon

**Open to All
Members**

MINUTES

A. ANNOUNCEMENTS –

1. **Call to Order – Pledge of Allegiance** conducted by President Todd Lander @ 6:00 PM
2. **Roll Call –**
Board Present: Vice President Larry Thompson, Director Jim Panek, Director Julia Stavlo, President Todd Lander and Treasurer Rebecca Hewett
Staff Present: General Manager Cheramly Krueger, Board Secretary Kathleen Chattin, Project Manager Debbie Shryock, and Finance Manager Wesley Shryock
3. **Declaration of Intent to Tape the Meeting** read into the record by President Lander.
4. **Board Comments & Announcements - None**

B. ADMINISTRATIVE & PROCEDURAL MATTERS / CORRESPONDENCE

<u>Item #</u>	<u>Item</u>
17-096	Approval of the Agenda October 18, 2016 Regular Meeting Agenda MOTION by LT to approve the October 18, 2016, Regular Executive Session Agenda as amended to delete agenda items 17-105, 17-107, and 17-108. 2 nd by JP Motion approved without objection 3-0.
17-097	Approval of Minutes September 20, 2016 Regular Meeting Minutes MOTION by JP to approve the October 18, 2016, Regular Executive Session Agenda as presented. 2 nd by RH Motion approved without objection 3-0.
17-098	Reading of the Executive Session Reports <ul style="list-style-type: none"> ▪ Special Meeting 09/20/16 ▪ Regular Meeting 09/26/16 Read into the record and recorded by President Todd Lander.
17-099	Receive and File Various Committee Reports <ul style="list-style-type: none"> ▪ Golf Advisory Committee – 09/06/16 ▪ Equestrian Advisory Committee – 09/12/16 ▪ Recreation Advisory Committee – 09/07/16 ▪ Food Service Advisory Committee – 09/01/16 ▪ Rules Advisory Committee – 08/02/16 ▪ Finance Advisory Committee – 08/24/16 MOTION by LT to receive and file the various committee reports as presented. 2 nd by Motion approved without objection 5-0.
17-100	Treasurer’s Report – Received and filed as presented by Treasurer Rebecca Hewett

C. GENERAL MANAGER

<u>Item #</u>	<u>Item</u>

17-101	Controller’s Report - Received and filed as presented by Finance Manager Wesley Shryock
17-102	Amenity Highlights and Challenges - Received and filed as presented by General Manager Cheramy Krueger

D. MEMBER COMMENTS

Joshua Orrantia – 3557-255 – Ideas for promotion of good will in the Oak Branch Saloon such as free pours of new alcoholic beverages.

Joshua Orrantia – 3557-255 – Mr. Clark’s Hearing - was present on the night in question.

E. CONSENT CALENDAR – 6 items

17-103	2016-2017 Board of Directors Board Meeting Schedule
17-104	BVSA Follow Up Items list
17-105	Approval to Post Proposed Changes in Association Rules Section 307, Guest Passes Subsections (a), (d)(4), and (e)(2)
17-106	Approval to Post Proposed Changes in Association Rules Section 901 Safety, Sections (4) and (5)
17-107	Approval to Post Proposed Changes in Association Rules Article 10, Oak Tree Country Club, Section 1000, General, Subsection (e), Section 1003 Catering Services, Subsection (e) and (d), and Section 1004 Member Responsibilities, Subsection (a)
17-108	Approval to Post Proposed Changes in Association Rules Article 14, Whiting Center, Section 1401, General, Subsection (e)
17-109	Approval to Post Proposed Changes in Association Rules Section 1500, Golf Course, Subsection (a)
17-110	Approval to Adopt Proposed Changes in Association Rules Article 21, RC Model and Model Boat Use, Section 2101 (a) (1) and (12) and Section 2102, Radio Control
17-111	Approval to Post Changes in Environmental Control Committee Rules Section 102, Maintenance and Repair of Lots and Improvements, Subsection (E) and Section 118, Fire Hazard, Subsection (A)
	MOTION by LT to approve the Consent Calendar items as amended to delete agenda items 17-105, 17-107 and 17-108. 2 nd by RH Motion approved without objection 5-0.

F. BOARD BUSINESS ACTION ITEMS – 21 items

Item #	<u>Item</u>
17-112	Hearing: James Clark – 3557-107 Mr. Clark stated his reasons for being upset that he has been accused of mistreating Oak Branch Saloon employees.
17-113	Notification of Member’s Lots and Tracts that are being processed for collections None
17-114	Discussion: Review 2016-2017 Reserve Item List The Reserve Software Comparison Chart-Global Factors chart was presented and explained by CK.
17-115	Discussion: Capital Project Development TL explained the reasons that CK has been asked to request a legal opinion from our

	Legal Counsel Gen Wangler regarding the viability of a Capital Project Development budget.
17-116	Discussion: Reed and Cattail Abatement Cub and Four Island Lakes CK presented the latest information and application for the permit to use turbidity curtains for protecting the fish during the cattail harvest.
17-117	Discussion: Oak Canyon Trail Renovation Project CK reported that on October 6, 2016 she walked the trail with Matt VoVilla, Randi Ehrenborg and Fish & Wildlife representatives to understand the current situation and their initial findings were that no animals will be displaced with the current plan to re-engineer the trail.
17-118	Discussion: Range Fire Investigation CK stated that she discussed the Range Fire Investigation with a Kern County Fire representative, Richard Taylor. Matt VoVilla 3461-114 spoke about the Range Fire aftermath for him and his neighbors that live near the Range. Ann Tavormina 0096-036 also spoke about the Range Fire. She owns a 22 acre lot that was completely burned during the Range Fire.
17-119	Discussion: Board Directors Tour of the Amenities TL reported that the current Board would like to meet with the managers of the different amenities and tour the facilities. The Board was asked to send in dates when they would be available to go on amenity tours as soon as possible after November 6 th .
17-120	Discussion and Approval: Schedule of Events for the Annual Election for Fiscal Year 2017-2018 MOTION by JS to approve the Schedule of Events as presented for the Annual Election for Fiscal Year 2017-2018. 2 nd by LT Motion approved without objection 5-0.
17-121	Discussion and Approval to Accept: Audit Results for Fiscal Year 2015-2016 MOTION by JP to approve and accept the Hinricher, Douglas and Porter Audit Results for Fiscal Year 2015-2016. 2 nd by LT Motion approved without objection 5-0.
17-122	Discussion and Approval: CER for Equestrian Center Addition of Concrete to Grain and Feed Storage Rooms MOTION by JP to approve Alternative One, MG Concrete, for \$4,503 to be funded from the Equestrian Center Operations fund in order to facilitate reimbursement by the BVSCRFF. 2 nd by LT Motion approved without objection 5-0.
17-123	Discussion and Approval: JRPEA for Equestrian Center Addition of Concrete to Grain and Feed Storage Rooms MOTION by JS to approve Alternative One, MG Concrete, for \$4,503 to be reimbursed by the BVSCRFF to the Equestrian Center Operations fund. 2 nd by LT Motion approved without objection 5-0.
17-124	Discussion and Approval: Reserve CER for John Deere 4x4 Gator MOTION by JP to approve Alternative One, Kern Machinery John Deere, for \$10,852.68 plus a 10% contingency of \$1085.27 for a total NTE price of \$11,937.95

	that will be funded from the reserve fund. 2 nd by RH Motion approved without objection 5-0.
17-125	Discussion and Approval: Reserve CER for Refurbishment of Mare Motel MOTION by JP to approve Alternative One, Billet Barn & Corral, for \$5,568 plus a 10% contingency of \$556.80 for a total of \$6,124.80 that will be funded from the reserve fund. 2 nd by RH Discussion: JS asked if there are engineering issues similar to the East Barn. Motion approved without objection 5-0.
17-126	Discussion and Approval: Reserve CER for Verticutters 2007-011 MOTION by TL to approve Alternative One, Jacobsen California, for \$4,460.37 plus a 10% contingency of \$446.03 for a total of \$4,906.40 to be funded from the reserve fund. 2 nd by LT Motion approved without objection 5-0.
17-127	Discussion and Approval: Reserve CER for Wading Pool Reel Cover MOTION by TL to approve Alternative One, Knorr Systems, Inc. for \$136.09 plus a 10% contingency of \$13.60 for a total of \$149.69 to be funded from the reserve fund. 2 nd by LT Motion approved without objection 5-0.
17-128	Discussion and Approval: Reserve CER for Main Pool Reel Cover MOTION by RH to approve Alternative One, Knorr Systems, for \$165.11 plus a 10% contingency of \$16.51 for a total of \$181.62 that will be funded from the reserve funds. 2 nd by LT Motion approved without objection 5-0.
17-129	Discussion and Approval: Reserve CER for Engineering Plans for Mulligan Room Walk-In Refrigerator MOTION by TL to approve Alternative One, Bruce Wagon & Associates, for \$3,700 plus a 10% contingency of \$370 for a total of \$4,070. 2 nd by LT Motion approved without objection 5-0.
17-130	Great ShakeOut, Thursday, October 20, 2016 at 10:20 AM TL and Gil Grace, BVCS D Board Director, explained the Great ShakeOut.
17-131	BVSA Facility Use Request Sign-Ups, Thursday, November 3, 2016, 4:00 PM – 6:00 PM, OTCC Reception Area CK explained the rescheduling of the date for the Facility Use Request sign-ups.
17-132	Discussion: December 2016 Bear Tracks Board Article Due on November 21, 2016 Todd Lander will write the Board Article for December 2016.

G. SUMMARY OF TODAY’S FOLLOW UPS - None

**H. ANNOUNCE UPCOMING MEETINGS AND NOTICES
MEETINGS**

- Special Monthly Board Meeting, Monday, October 24, 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 25, 2016 at 9:00 AM, BVCS D

- Regular Monthly Board Meeting, Tuesday, November 15, 2016 at 6:00 PM, Oak Branch Saloon (Closed executive session to begin at 1:00 PM prior to the Open Meeting)

NOTICES

- **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:
 - Member Discipline/ECC Matters – 3 items
 - Litigation/Legal Matters – None
 - Contracts – 3 items
 - Delinquent Assessments – None
 - Personnel Matters – 1 item
 - Compliance Officer Report – 1 item

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

I. ADJOURN REGULAR MONTHLY MEETING @ 8:06 PM

BOARD APPROVAL:

November 15, 2016

Date

Kathleen Chattin

Kathleen Chattin – Secretary
Bear Valley Springs Association