



Bear Valley Springs Association Board of Directors

SPECIAL BOARD MEETING

Monday, November 21, 2016 at 12:00 PM

Oak Branch Saloon

MINUTES

Open to All
Members

A. ANNOUNCEMENTS:

1. **Call to Order and Pledge of Allegiance** conducted at 12:06 PM by President Todd Lander.

2. **Roll Call**

Board Present: President Todd Lander, Vice President Larry Thompson, and Director Jim Panek

Board Absent: Treasurer Rebecca Hewett and Director Julia Stavlo

Staff Present: General Manager Cheramy Krueger, Board Secretary Kathi Chattin, and Project Manager/Environmental Review Debbie Shryock

3. **Intent to Tape the Meeting** – Read into the record by President Todd Lander.

4. **Board Comments/Announcements** – None

B. ADMINISTRATIVE & PROCEDURAL MATTERS / CORRESPONDENCE:

1. **Approval of Agenda:**

November 21, 2016 Special Board Meeting Agenda

MOTION by LT to approve the November 21, 2016 Special Board Meeting Agenda as presented.

2nd by JP

Motion approved without objection 3-0.

2. **Notice of Special Executive Session Board Meeting after the Open Session:**

Executive Session Board Meetings are confidential and therefore **CLOSED** to the membership. The Bear Valley Springs Board of Directors will be holding a Special Executive Session Board Meeting after the open session where they will conduct Association business that falls within any one of the following categories, as follows:

- Member Items/ECC Matters – 9 items
- Litigation/Legal Matters – None
- Contracts – 1 item
- Delinquent Assessments – 2 items
- Personnel Matters – 1 item
- Whistleblower – None

3. **Approval of Minutes:**

October 24, 2016 Special Board Meeting Minutes

MOTION by LT to approve the October 24, 2016 Special Board Meeting Minutes as presented.

2nd by JP

Motion approved without objection 3-0.

C. MEMBER COMMENTS:

Kim Cohagan – 2401-001 – Striping of the Equestrian Crosswalks and possible location changes. Sign posted at entrance that BVS is an equestrian community and horses have the right of way.

Kathy Underwood – 3994-001 – Oak Canyon Trail Update

D. BOARD BUSINESS / ACTION ITEMS: 5 items

1.	Discussion and Approval: Cheramy Krueger, BVSA Board of Directors Parliamentarian Appointment MOTION by TL to nominate Cheramy Krueger as the Board of Directors Parliamentarian. 2 nd by LT Motion approved without objection 3-0.
2.	Discussion: Illegal Encroachment into Recorded Easement – Date of Compliance: NLT February 28, 2017 – Church Trail Residents CK explained the encroachment issues that the Church Trail residents are facing and the deadline for compliance which is February 28, 2017.
3.	Discussion and Approval: Reserve CER for Pool Resurface DS presented the CER for the Pool Resurfacing and briefed the Board regarding the 3 contractors that she contacted for bids and why the decision was made to recommend M&J Plastering. MOTION by JP to approve Alternative One, M&J Plastering for \$39,500 plus a 10% contingency of \$3,950 for a total of \$43,450 that will be funded from the reserve funds. 2 nd by LT Motion approved without objection 3-0.
4.	BVSA Employee Holiday Party – Casino Night, Tuesday, December 13, 2016 at 6:00 PM, OTCC Reception Area. CK presented the latest plans for the employee holiday party.
5.	Volunteer Appreciation Dinner, Thursday, January 19, 2016 at 6:00 PM, OTCC Reception Area CK presented the invitation list for the dinner to the Board.

E. FOLLOW UP ITEMS FROM TODAY’S MEETING:

1. CK to write a letter to the BVCS D General Manager regarding Equestrian Crosswalks restriping.
2. KC to include the Illegal Encroachment into the Church Trail Easement – Date of Compliance on the December 2016 Regular Open Agenda and draft letter reminders to the property owners involved for signature.
3. KC to email the Volunteer Appreciation Dinner invitation list to the Board of Directors.
4. CK to work with Kathy Underwood on another BVSA Volunteer Trash Pick-Up and “Adopt a Section” possibilities.

F. ANNOUNCE UPCOMING MEETINGS:

BVCS D/BVSA Liaison Meeting, Tuesday, November 22, 2016 at 9:00 AM, BVCS D
Regular Meeting, Tuesday, December 20, 2016 at 6:00 PM, Oak Branch Saloon
Special Board Meeting, Tuesday, December 27, 2016 at 1:00 PM, Oak Branch Saloon

G. ADJOURN SPECIAL MEETING @ 12:53 PM

BOARD APPROVAL:

December 20, 2016

Date

Kathleen Chattin

Kathleen Chattin – Secretary
Bear Valley Springs Association