



**Bear Valley Springs Association Board of Directors**  
**Regular Monthly Meeting**  
 Tuesday, May 16, 2017 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:** President Todd Lander, Vice President Larry Thompson, Treasurer Rebecca Hewett, Director Jim Panek and Director Julia Stavlo  
**Staff Present:** General Manager Chera My Krueger, Controller Wesley Shryock, Project Manager Debbie Shryock, Recreation Manager Debbie Papac, Food & Beverage Manager David Zimmerman, Executive Chef Ross McKee and Board Secretary Kathleen Chatten
- 3. Declaration of Intent to Tape the Meeting** – read into the record by President Lander.

**B. ADMINISTRATIVE & PROCEDURAL MATTERS / CORRESPONDENCE**

<u>Item #</u>	<u>Item</u>
<b>17-304</b>	<b>Approval of the Agenda</b> <ul style="list-style-type: none"> <li>▪ May 16, 2017 Regular Meeting Agenda</li> </ul> <b>MOTION</b> by LT to approve the May 16, 2017 Regular Meeting Agenda as presented. 2 <sup>nd</sup> by RH <b>Motion approved without objection 5-0.</b>
<b>17-305</b>	<b>Approval of Minutes</b> <ul style="list-style-type: none"> <li>▪ April 18, 2017 Regular Meeting Minutes</li> </ul> <b>MOTION</b> by JP to approve the April 18, 2017 Regular Meeting Minutes as presented. 2 <sup>nd</sup> by LT <b>Motion approved without objection 5-0.</b>
<b>17-306</b>	<b>Reading of the Executive Session Report</b> – read into the record by President Lander as presented. <ul style="list-style-type: none"> <li>▪ Regular Meeting 04/18/17</li> <li>▪ Special Meeting 04/24/17</li> </ul>
<b>17-307</b>	<b>Receive and File Various Committee Reports</b> <ul style="list-style-type: none"> <li>▪ Recreation Advisory Committee – 04-12-17</li> <li>▪ Rules Advisory Committee – 04-04-17</li> <li>▪ Equestrian Advisory Committee – 04-03-17</li> <li>▪ Food Service Advisory Committee – 03-02-17</li> <li>▪ Finance Advisory Committee – 03-22-17</li> </ul> <b>MOTION</b> by LT to receive and file the various committee reports as presented. 2 <sup>nd</sup> by RH <b>Motion approved without objection 5-0.</b>
<b>17-308</b>	<b>Treasurer’s Report</b> – received and filed as presented by Treasurer Rebecca Hewett

**C. GENERAL MANAGER**

<u>Item #</u>	<u>Item</u>
<b>17-309</b>	<b>Controller’s Report</b> – received and filed as presented by Controller Wesley Shryock

<b>17-310</b>	<b>Amenity Highlights and Challenges</b> – received and filed as presented by General Manager Cheramy Krueger
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**D. MEMBER COMMENTS**

- Tom McMullen – 4496-001 – Bridge Club snacks
- Harry Butera – 3461-313 – Sportsman’s Club events at Cub Lake
- Ann Brewer – 3430-074 – OTCC Tennis Club Roster
- Ann Tavormina - 0096-010 – Range Fire
- Joseph Lathrop – 3435-135 – Range Fire Questions
- Gil Grace - 3430-450 – Range Fire Insurance Coverage
- Phil Holloway – 3461-442 – Cost of Installation Costs? Time Period?

**E. CONSENT CALENDAR – 5 items**

<b>17-311</b>	2016-2017 Board of Directors Board Meeting Schedule
<b>17-312</b>	2016-2017 Board of Directors Operational Calendar
<b>17-313</b>	BVSA Follow Up Items list
<b>17-314</b>	Approval to publish proposed changes in BVSA Rules to amend Article 9, Section 900, Boating Equipment, Section 901, Safety, and Section 902 Member Responsibilities.
<b>17-315</b>	Approval to publish proposed changes in BVSA Rules to amend Article 8, Cub Lake and Fishing at Cub and Four-Island Lakes, Section 801, Fishing
	<b>MOTION</b> by LT to approve the Consent Calendar agenda items as presented. 2 <sup>nd</sup> by JP <b>Motion approved without objection 5-0.</b>

**F. BOARD BUSINESS ACTION ITEMS – 30 items**

<b>Item #</b>	<b><u>Item</u></b>
<b>17-316</b>	<b>Discussion: Tennis Club Recognized Club Status</b> Ann Brewer presented the Tennis Club Roster for 2017. No Board Action.
<b>17-317</b>	<b>Discussion: Range Fire Investigation</b> CK presented the latest information on the Range Fire Investigation and what the BVSA plans are for weed abatement, cut a new fire break, creating earthen berms, etc. Members also commented. Ann Tavormina volunteered to chair an ad hoc committee on the Range Modifications. Joseph Lathrop commented that the Range has been run very well and the Rangers are very diligent and do a great job at the Range.
<b>17-318</b>	<b>Discussion: Whiting Center Bathroom Remodel Update</b> DS gave the latest update on the completion of the WC Bathroom Remodel. \$105,000 actual cost on a budget of \$111,000. The original two general contractor bids were for \$189,000 and \$169,000. The cost savings to the BVSA are \$60,000 to \$80,000. TL thanked DS for her hard work.
<b>17-319</b>	<b>Discussion and Approval: Reserve CER for Golf Course Tree Allowance</b> DS presented the CER. <b>MOTION</b> by LT to approve Alternative One, Mountain Nursery & Pets, at a total cost of \$416.87 and Home Depot for \$41.81 for a total NTE price of \$458.68 to be funded from the Reserve Fund. 2 <sup>nd</sup> by JS <b>Motion approved without objection 5-0.</b>

17-320	<p><b>Discussion and Approval: Reserve CER for Bridge Hole #2</b> DS presented the CER. <b>MOTION</b> by JP to approve Alternative One, Ervin Reyburn, at a total cost of \$174.09 for reimbursement, Home Depot for \$391.81, and Ranch Supply for \$223.96 for a total NTE price of \$789.86 to be funded from the Reserve Fund. 2<sup>nd</sup> by LT <b>Motion approved without objection 5-0.</b></p>
17-321	<p><b>Discussion and Approval: Reserve CER for Whiting Center Bathroom Shower Stalls</b> DS presented the CER. <b>MOTION</b> by LT to approve Alternative One, Mark Wilson Tile, for \$500.00 plus tile and supplies of \$1,500 for a total of \$2,000 to be funded from the Reserve Funds. 2<sup>nd</sup> by JS <b>Motion approved without objection 5-0.</b></p>
17-322	<p><b>Discussion and Approval: Reserve CER for Equestrian Center – Enclosure of Grain &amp; Hay Room</b> DS presented the CER. <b>MOTION</b> by JP to approve Alternative One, Home Depot, for \$1,450.67 from the Equestrian Center Operations Fund in order to facilitate reimbursement by the BVSCRFF. 2<sup>nd</sup> by LT <b>Motion approved without objection 5-0.</b></p>
17-323	<p><b>Discussion and Approval: JRPEA for Equestrian Center – Main Barn – Exterior wall enclosure for hay &amp; grain storage</b> DS presented the JRPEA. <b>MOTION</b> by JS to request \$1,450.67 funds from the BVSCRFF to reimburse Bear Valley Springs Association for the cost of materials for the enclosure of the Equestrian Center Main Barn Hay &amp; Grain Area. 2<sup>nd</sup> by TL <b>Motion approved without objection 5-0.</b></p>
17-324	<p><b>Discussion and Approval: Reserve CER for Whiting Center Lift Battery</b> DS presented the CER. <b>MOTION</b> by JP to approve Alternative One, United Rentals, for a total of \$537.13 to be funded from the Reserve Fund. 2<sup>nd</sup> by LT <b>Motion approved without objection 5-0.</b></p>
17-325	<p><b>Discussion and Approval: Reserve CER for Paint Exterior – Equestrian Center</b> DS presented the CER. <b>MOTION</b> by LT to approve Alternative One, Adam Knowles Painting, for \$29,850 plus a 10% contingency of \$2,985.00 for a total NTE price of \$32,835.00 to be funded from the Reserve Fund. 2<sup>nd</sup> by RH <b>Motion approved without objection 5-0.</b></p>
17-326	<p><b>Discussion and Approval: Reserve CER for Chairs &amp; Tables - Mulligan Room Patio</b> DS presented the CER. <b>MOTION</b> by RH to approve Alternative One, Outdoor Restaurant Furniture for a cost of \$16,194.11 plus a 10% contingency of \$1,691.41 for a total NTE price of \$17,813.52 to be funded by the Reserve Fund.</p>

	<p>2<sup>nd</sup> by JP  <b>Motion approved without objection 5-0.</b></p>
17-327	<p><b>Discussion and Approval: Reserve CER for Umbrellas &amp; Bases - Mulligan Room Patio</b>  <b>MOTION</b> by RH to approve Alternative One, Patio Living, Inc., for \$1,276.68 plus a 10% contingency of \$127.66 for a total NTE price of \$1,404.34 to be funded from the Reserve Fund.                  2<sup>nd</sup> by LT                  Discussion: JS why dark green for the color?  <b>Motion approved without objection 5-0.</b></p>
17-328	<p><b>Discussion and Approval: Reserve CER for OTCC Kitchen - Gas Radiant Salamander Broiler – 36”</b>                  DZ presented the CER.  <b>MOTION</b> by LT to approve Alternative One, Webstaurant Store, for \$2,430 plus a 10% contingency of \$243 for a total NTE price of \$2,673 to be funded from the reserve fund.                  2<sup>nd</sup> by TL  <b>Motion approved without objection 5-0.</b></p>
17-329	<p><b>Discussion and Approval: Reserve CER for OTCC Kitchen - 2-Drawer Under Counter Refrigerator – True</b>  <b>MOTION</b> by JP to approve Alternative One, Webstaurant Store, for \$5,059.59 plus a 10% contingency of \$505.96 for a total NTE price of \$5,565.55 to be funded from the Reserve Fund.                  2<sup>nd</sup> by JS  <b>Motion approved without objection 5-0.</b></p>
17-330	<p><b>Discussion and Approval: Reserve CER for OTCC Kitchen – True Pizza Prep Table 67”</b>  <b>MOTION</b> by LT to approve Alternative One, Webstaurant Store, for \$11,475.22 plus a 10% contingency of \$1,147.52 for a total NTE price of \$12,622.74 to be funded from the Reserve Fund.                  2<sup>nd</sup> by RH  <b>Motion approved without objection 5-0.</b></p>
17-331	<p><b>Discussion and Approval: Reserve CER for OTCC Kitchen - Heated Banquet Cabinet</b>  <b>MOTION</b> by JP to approve Alternative One, Webstaurant Store, for \$5,629 plus a 10% contingency of \$562.90 for a total NTE price of \$6,191.90 that will be funded from the Reserve Fund.                  2<sup>nd</sup> by RH  <b>Motion approved without objection 5-0.</b></p>
17-332	<p><b>Discussion and Approval: Reserve CER for OTCC Kitchen – Work Table 72” – Stainless Steel</b>  <b>MOTION</b> by LT to approve Alternative One, Webstaurant Store, for \$668.99 plus a 10% contingency of \$66.89 for a total NTE price of \$735.88 to be funded from the Reserve Fund.                  2<sup>nd</sup> by JP  <b>Motion approved without objection 5-0.</b></p>
17-333	<p><b>Discussion and Approval: Reserve CER for OTCC Kitchen – Refrigerator – True 2-door Roll-In</b></p>

	<p><b>MOTION</b> by JP to approve Alternative One, Webstaurant Store, for \$3,093.28 plus a 10% contingency of \$309.32 for a total NTE price of \$3,402.60 to be funded from the Reserve Fund.  <b>2<sup>nd</sup></b> by JS  <b>Motion approved without objection 5-0.</b></p>
17-334	<p><b>Discussion and Approval: Reserve CER for OTCC Kitchen – Cook and Hold Cabinet</b>  <b>MOTION</b> by RH to approve Alternative One, Webstaurant Store, for \$7,432.23 plus a 10% contingency of \$743.22 for a total NTE price of \$8,175.45 to be funded from the Reserve Funds.  <b>2<sup>nd</sup></b> by JS  <b>Motion approved without objection 5-0.</b></p>
17-335	<p><b>Discussion and Approval: Reserve CER for OTCC Kitchen – Pitco Fryer &amp; Filter</b>  <b>MOTION</b> by JP to approve Alternative One, Webstaurant Store, for \$2,494.96 plus a 10% contingency of \$249.49 for a total price of \$2,744.45 to be funded from the Reserve Fund.  <b>2<sup>nd</sup></b> by LT  <b>Motion approved without objection 5-0.</b></p>
17-336	<p><b>Discussion and Approval: Reserve CER for OTCC Kitchen – Blodgett Gas Burner 36” – Convection Oven</b>  <b>MOTION</b> by RH to approve Alternative One, Webstaurant Store, for \$11,891.26 plus a 10% contingency of \$1,189.12 for a total of \$13,080.38 to be funded from the Reserve Fund.  <b>2<sup>nd</sup></b> by LT  <b>Motion approved without objection 5-0.</b></p>
17-337	<p><b>Discussion and Approval: Reserve CER for OTCC Kitchen – True Salad Prep Refrigerator</b>  <b>MOTION</b> by LT to approve Alternative One, Webstaurant Store, for \$3,316.33 plus a 10% contingency of \$331.63 for a total NTE price of \$3,647.96 that will be funded from the Reserve Fund.  <b>2<sup>nd</sup></b> by RH  <b>Motion approved without objection 5-0.</b></p>
17-338	<p><b>Discussion and Approval: Reserve CER for OTCC Kitchen – Wolf Heavy Duty Counter Griddle 24”</b>  <b>MOTION</b> by JP to approve Alternative One, Webstaurant Store, for \$2,041.20 plus a 10% contingency of \$204.12 for a total NTE price of \$2,245.32 to be funded from the Reserve Fund.  <b>2<sup>nd</sup></b> by LT  <b>Motion approved without objection 5-0.</b></p>
17-339	<p><b>Discussion and Approval: Reserve CER for OTCC Kitchen – Rational Combi Ovens with Cabinet</b>  <b>MOTION</b> by JP to approve Alternative One, Webstaurant Store, for \$40,272.23 plus a 10% contingency of \$4,027.22 for a total NTE price of \$44,299.45 to be funded from the Reserve Funds.  <b>2<sup>nd</sup></b> by RH  <b>Motion approved without objection 5-0.</b></p>

<b>17-340</b>	<p><b>Discussion and Approval: Reserve CER for OTCC Kitchen – Vulcan 36” Infrared Charbroiler</b>  <b>MOTION</b> by RH to approve Alternative One, Webstaurant Store, for \$4,197.97 plus a 10% contingency of \$419.77 for a total NTE price of \$4,617.54 to be funded from the Reserve Fund.                  2<sup>nd</sup> by JS  <b>Motion approved without objection 5-0.</b></p>
<b>17-341</b>	<p><b>Discussion and Approval: Reserve CER for OTCC Kitchen – MirOil Fryer Oil Electric Filter</b>  <b>MOTION</b> by LT to approve Alternative One, Webstaurant Store, for \$1,619 plus a 10% contingency of \$161.90 for a total of \$1,780.90 to be funded from the Reserve Funds.                  2<sup>nd</sup> by RH  <b>Motion approved without objection 5-0.</b></p>
<b>17-342</b>	<p><b>Discussion and Approval: MCDB Changes</b>  <b>MOTION</b> by TL to approve the MCDB Changes as presented.                  2<sup>nd</sup> by LT  <b>Motion approved without objection 5-0.</b></p>
<b>17-343</b>	<p><b>Discussion: 2017-2018 BVSA Meet the Candidates Night, Wednesday, May 17, 2017 at 6:00 PM</b></p>
<b>17-344</b>	<p><b>Discussion: July 2017 Bear Tracks Board Article due on June 21, 2017</b>                  RH will write the Board Message for July.</p>
<b>17-345</b>	<p><b>Discussion: Next Town Hall Meeting Wednesday, July 19, 2017 at 6:30 PM</b>                  The BVCS D will host the meeting so will be responsible for Topics.</p>

**G. SUMMARY OF TODAY’S FOLLOW UPS**

1. CK to discuss the possibility of an Ad Hoc Committee for Range Development with potential committee members.
2. DZ will discuss acceptable snacks and drinks in the Garden Room with the Bridge clubs.

**H. ANNOUNCE UPCOMING MEETINGS AND NOTICES**

**MEETINGS**

- Special Monthly Board Meeting, Monday, May 22, 2017 at 1:00 PM, Oak Branch Saloon
- BVCS D/BVSA Liaison Meeting, Thursday, May 25, 2017 at 11:00 AM, BVCS D
- Regular Monthly Board Meeting, Tuesday, June 20, 2017 at 6:00 PM, Oak Branch Saloon (Closed Executive Session prior to the Open Meeting)

**NOTICES**

- Closed Executive Session Board Meeting on May 16, 2017 to begin at 3:00 PM (prior to the Open Session) where the Board of Directors will conduct Association business that falls within any one of the following categories:
  - Member Discipline – 1 item
  - ECC Matters – None
  - Litigation/Legal Matters – None
  - Contracts – None
  - Delinquent Assessments – 1 item
  - Personnel Matters – 4 items
  - Compliance Officer Report – 1 item

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

**I. ADJOURN REGULAR MONTHLY MEETING @ 8:25 PM**

**BOARD APPROVAL:**

June 21, 2017

Date

*Kathleen Chattin*

Kathleen Chattin – Secretary  
Bear Valley Springs Association