



Bear Valley Springs Association Board of Directors

SPECIAL BOARD MEETING

Monday, May 22, 2017 at 1:00 PM

Oak Branch Saloon

MINUTES

Open to All Members

A. ANNOUNCEMENTS:

1. **Call to Order and Pledge of Allegiance** conducted by President Todd Lander @ 1:03 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 Cheramy Krueger, Environmental Review Debbie Shryock, ECC Field Representative Larry Smith and Board Secretary Kathleen Chattin

3. **Intent to Tape the Meeting**

4. **Board Comments/Announcements**

B. ADMINISTRATIVE & PROCEDURAL MATTERS / CORRESPONDENCE:

1. **Approval of Agenda:**

May 22, 2017 Special Board Meeting Agenda

MOTION by JS to approve the May 22, 2017 Special Board Meeting Agenda as presented.

2nd by LT

Motion approved without objection 5-0.

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 BVSA Board of Directors will be holding a Special Executive Session Board Meeting immediately following open session conducting business that falls within the following categories:

- Member Items/ECC Matters – 7 items
- Litigation/Legal Matters – None
- Contracts – None
- Delinquent Assessments – 1 item
- Personnel Matters – None
- Whistleblower – 1 item

3. **Approval of Minutes:**

April 24, 2017 Special Board Meeting Minutes

MOTION by LT to approve the April 24, 2017 Special Board Meeting Minutes as presented.

2nd by JS

Motion approved without objection 5-0.

C. MEMBER COMMENTS - None

D. BOARD BUSINESS / ACTION ITEMS: 6 items

1.	Notification of Member’s Lots and Tracts that are being processed for collections. MOTION by JP to authorize GG&K, as our attorney and agent, to execute and record an assessment lien against the following properties: 3471-357, 3471-55, 3471-167, 3440-262, 3440-340, 3461-411, 3461-156, 3471-569, 3471-555, 3461-083, 3431-173, 3417-133, and 3435-174. 2 nd by JS Motion approved without objection 5-0.
2.	Discussion and Approval: Board Advisory Committee Individual Request to be Appointed – Recreation Advisory Committee – Joe Horswell MOTION by JP to approve Joe Horswell as a voting member of the RAC, with the agreement that he clocks

	<p>out for each meeting. 2nd by LT Motion approved 3 – 2(TL,JS). Discussion: TL stated his concerns regarding conflict of interest issues when employees volunteer on committees that are making recommendations to the Board of Directors regarding the amenity department and having multiple employees as voting members who have been appointed by their manager to attend the committee meetings. MOTION by JP to rescind his motion to approve Joe Horswell’s request to be a voting member on the RAC. 2nd by LT Motion approved without objection 5-0. MOTION by JP to deny Joe Horswell’s appointment due to the fact that he is an employee of the Recreation Department who was appointed by his Manager, Debbie Papac, as an employee representative at the RAC meetings. 2nd by LT Motion approved without objection 5-0.</p>
3.	<p>Discussion and Approval: Board Advisory Committee Individual Request to be Appointed – Recreation Advisory Committee – Jim Carmichael MOTION by LT to approve 2nd by RH Motion approved 3 – 2(TL,JS). Discussion: See agenda item D.2. JS and JP stated their concerns that employees may feel that they are not being given the same opportunities as other members in decisions regarding the Recreation Department. CK responded that the committees serve at the pleasure of the Board of Directors and that they make recommendations to the Board for approval, not policy or employment decisions. She also stated that if the employees are not in agreement with the recommendations made on a committee where they serve as a representative of their department, they should discuss it with their amenity manager, who should be present at the Board meetings when the committee recommendations are discussed. MOTION by LT to rescind his motion to approve Jim Carmichael’s request to be a voting member on the RAC. 2nd by JP Motion approved without objection 5-0. MOTION by LT to recommend that Jim Carmichael not be appointed as an Advisory Committee Member due to the fact that he is an employee of the Recreation Department who was appointed by his Manager, Debbie Papac, as an employee representative at the RAC meetings. 2nd by RH Motion approved without objection 5-0.</p>
4.	<p>Election & Annual Meeting, Saturday, June 10, 2017 at 9:00 AM and reconvening at 2:00 PM Discussion of the meeting day events.</p>
5.	<p>Discussion: 2017-2018 Board of Directors Organizational Meeting – Tuesday, June 20, 2017 at 2:00 PM, BVSA Conference Room CK briefed the Board regarding the agenda items and meeting requirements.</p>
6.	<p>Discussion: 2017 ECC & Board Legal Orientation, Thursday, June 29, 2017, 9:00 AM – 3:00 PM CK briefed the Board regarding the agenda items and meeting requirements.</p>

E. FOLLOW UP ITEMS FROM TODAY’S MEETING:

Special Board Meeting, May 22, 2017

1. CK to ask GW to add the number of vehicles on properties, long standing and excessive ECC violations on multiple properties, AirBnB and short-term rentals, and camping on your property to the Legal Orientation agenda.
2. KC to send an email reminder to the Board and Staff of Pat Hignite's retirement party on June 5, 2017 at the EC at 6:00 PM.
3. CK and KC were asked to remind all of the BVSA advisory committees of the Rules, Requirements, Scopes and Definitions for the committees and their members.

F. ANNOUNCE UPCOMING MEETINGS:

BVCSD/BVSA Liaison Meeting, Thursday, May 25, 2017 at 11:00 AM, BVCSD

Regular Meeting, Tuesday, June 20, 2017 at 6:00 PM, Oak Branch Saloon

F. ADJOURN SPECIAL MEETING @ 1:57 PM

BOARD APPROVAL:

June 27, 2017

Date

Kathleen Chattin

Kathleen Chattin – Secretary
Bear Valley Springs Association