



Bear Valley Springs Association Board of Directors
Regular Monthly Meeting
 Tuesday, April 17, 2018 at 6:00 PM
 Oak Tree Country Club

**Open to All
Members**

Minutes

A. ANNOUNCEMENTS –

1. **Call to Order – Pledge of Allegiance 6:04PM**
2. **Roll Call –**

Board Members Present President Larry Thompson, Vice-President Julia Stavlo,
 Director Guy Munday, Director Rebecca Hewett-Penrose, Director Todd Lander
Staff Members Present: General Manager Cheraemy Krueger, Controller Wesley
 Shryock, Project Manager Debbie Shryock and Board Secretary Anita Bauer.

3. **Declaration of Intent to Tape the Meeting**

This meeting will be digitally recorded to assist in capturing the minutes. Members attending the meeting are prohibited from using any sort of recording device during the meeting. This includes audio recorders, video recorders or any type of camera (including cell phone cameras).

B. ADMINISTRATIVE & PROCEDURAL MATTERS / CORRESPONDENCE

<u>Item #</u>	<u>Item</u>
18-248	Approval of the Agenda <ul style="list-style-type: none"> ▪ April 17, 2018 Regular Meeting Agenda Motion by TL to approve the amended agenda changing the “record date” on item #18-266 to April 27th, 2018. 2nd by RP Motion carries 5-0
18-249	Approval of Minutes <ul style="list-style-type: none"> ▪ March 16, 2018 BVCS D Combined Meeting Minutes ▪ March 20, 2018 Regular Meeting Minutes ▪ March 21, 2018 FAC Joint Meeting Minutes ▪ March 22, 2018 FAC Joint Meeting Minutes ▪ April 4, 2018 FAC Joint Meeting Minutes MOTION by JS to approve the March 16, 2018 BVCS D Combined Meeting Minutes, March 20, 2018 Regular Meeting Minutes, March 21, 2018 FAC Joint Meeting Minutes, March 22, 2018 FAC Joint Meeting Minutes, and the April 4, 2018 FAC Joint Meeting Minutes. 2nd by TL Motion Vote 5-0
18-250	Reading of the Executive Session Report <ul style="list-style-type: none"> ▪ Regular Meeting read into the record by JS and filed.
18-251	Receive and File Various Committee Reports <ul style="list-style-type: none"> ▪ Golf Advisory Committee – 03/06/18 ▪ Recreation Advisory Committee – None ▪ Finance Advisory Committee- None ▪ Food Service Advisory Committee- 02/15/18 ▪ Rules Advisory Committee – 02/06/18 ▪ Equestrian Advisory Committee – 04/02/18 ▪ Fourth of July Committee – 04/10/18

	<p>MOTION by JS to receive and file committee reports. 2nd by LT MOTION VOTE 5-0</p>
18-252	<p>Treasurer’s Report read into the record by Treasurer Guy Munday Sandy Williams asked regarding the budget, “if you are better than budget shouldn’t you be showing surpluses.” Harry Herbst 3557- Asked a question regarding revenue vs. budget.</p>

C. GENERAL MANAGER

<u>Item #</u>	<u>Item</u>
18-253	<p>Controller’s Report – read into the record by Controller Wesley Shryock.</p>
18-254	<p>Amenity Highlights and Challenges – CK gave an update on the amenities. F&B is receiving great reviews, sales and turnout from members. The Oaks Restaurant is up, the Mulligan and the Oak Branch Saloon are all showing an increase in revenue. She discussed the ABC license and the sales of alcohol. F&B Manager – Ross McKee addressed the crowd regarding the alcohol sales programs. He shared his research and his discussion with ABC regarding our license. He shared that they have changed the rule regarding 6-pack sales and 2 wine splits on the golf course. James Panek 3417 – His concern is regarding the food sales at the golf tournament. He thanked Ross for an outstanding job at the Mulligan Room. Sandy Williams – He asked for clarification of the beer sales at the golf course and the changes that have been made since last week. He applauded Ross regarding the liability concern. TL wanted to commend Ross and Cheramy and her team for the proactive work at the Golf Course and Mulligan Room. Cheramy continued with stats on the shooting range, whiting center and lakes. She addressed the infractions concerning dogs without leashes. Acknowledgements were given to the RSO’s for their excellent service to our community and for taking their jobs seriously. She discussed the completed Equestrian Center Lounge projects. Monique Herbst- Wanted to address her frustration regarding amenity cards. She has misplaced her card several times. She wanted to know if we are planning on going electronic at some time in the future. Sandy Williams - wanted to address Kudos to the staff for the Lake and reed removal as well as all the projects around the valley.</p>

D. MEMBER COMMENTS

In order to give you an opportunity to address the Board, and in compliance with Civil Code Section 4925 and 5000(b), we’ve set aside a period of time for members to provide their comments to the Board. We ask that you document your issue(s) by completing the BVSA Public Comments Form to assist us in documenting your issue. If you have not already filled out a Public Comments Form, please do so now and hand it to the Board Secretary, Anita Bauer. The forms are located at the entrance where you came in. When you are recognized, please come up to the lectern and use the microphone. Begin by stating your name and tract/lot number for the record and please limit your comments to five (5) minutes. If someone else has already stated the issue, but you have something else to add to it, please raise your hand to be recognized. Due to time constraints, the Chair may limit participation to once per member. Thank you for your cooperation and adherence to this Open Forum Policy.

Members Comments:
 None

E. CONSENT CALENDAR – 6 items

18-255	2017-2018 Board of Directors Board Meeting Schedule
18-256	2017-2018 Board of Directors Operational Calendar
18-257	BVSA Follow Up Items list
18-258	Approval to post proposed changes in BVSA Rules, Article 16, Parking and Storage of Recreational Vehicles Section 1600 , JS requested to move this item to Board action item #18-272. Amended agenda to reflect this change.
18-259	Approval to post proposed changes to BVSA Rules, Article 7 Equestrian Riding and Hiking Trails, Section 700, Subdivision (b)
18-260	Approval to post proposed changes to ECC Rules Section 120 - Fencing
	MOTION by TL to approve the consent calendar as amended except for #18- 258 which is being moved to the Board Business Action items #18-272. 2nd by JS MOTION VOTE 5-0

F. BOARD BUSINESS ACTION ITEMS – 11 items

Item #	<u>Item</u>
18-261	Discussion and Approval: Eagle Scout Project- Matthew Green- 3430-341- Bike Repair Station for Cyclists – He would like to put this station in at Cub Lake near the restrooms as suggested by WC Manager. Cost will be \$366.00. He will be fund raising for this himself. All tools are on cables. Jim Panek asked the dimensions. Matthew said the poles are 6-inch diameter and about 5 feet tall. This will hold one bike for repairing. The poles would be welded on. The date to begin the project would be in 2-3 weeks. MOTION by JS to approve the request for the bike repair stand. 2nd by TL MOTION VOTE 5-0
18-262	Discussion and Approval: 2018-2019 Annual BVSA Fiscal Year Budget MOTION by TL to approve the 2018-2019 annual budget . 2nd by GM MOTION VOTE 5-0
18-263	Discussion and Approval: 2018-2019 Annual BVSA Members Assessment MOTION by TL to accept and approve the annual assessment fee of \$1480.00 as presented 2nd by JS MOTION VOTE 5-0
18-264	Discussion and Approval: 2018-2019 Annual BVSA Fee Schedule – Amend Fee Schedule. MOTION by GM to approve the amended annual fee schedule. 2nd by RP MOTION VOTE 5-0
18-265	Discussion and Approval: Resolution for Statement of Policies and Practices for 2018-2019 Collection of Delinquent Assessments and Enforcement of Liens MOTION by TL to approve the Board resolution for 2018-19 statement of collection of delinquent assessments and enforcement of liens and exhibit B, enforcement policy . 2nd by RP MOTION VOTE 5-0

18-266	Discussion and Approval: 2018-2019 BVSA Board of Directors Election “Record Date” (establishes who the property owner is on that date) - Proposed Record Date May 4, 2018 amended to April 27 th , 2018 MOTION by TL to approve as presented 2nd by RP MOTION VOTE 5-0
18-267	Discussion and Approval: Reserve CER for Exterior Trim Paint – Whiting Center MOTION by TL to approve Alternative One BVSA \$5,270.00 plus 10% contingency of \$527.00 for a total of \$5,797.00 to be funded by the reserve fund. 2nd by GM MOTION VOTE 5-0
18-268	Discussion and Approval: Reserve CER for Exterior Siding Paint- Whiting Center MOTION by LT to approve Alternative One BVSA Maintenance for \$3,800.00 plus a 10% contingency of \$380.00 for a total of \$4, 180.00. 2nd by JS MOTION VOTE 5-0
18-269	Discussion and Approval: Reserve CER for Gearmore Flail Mower – Equestrian Center MOTION by TL to approve Alternative One Amazon for \$1,339.00 plus a 10% contingency of \$133.90 for a total of \$1,472.90 to be funded from the reserve funds. 2nd by RP MOTION VOTE 5-0
18-270	Discussion: June 2018 Bear Tracks Board Article due on May 16, 2018- Julia Stavlo
18-271	Discussion: 2018-2019 BVSA Meet the Candidates Night, Wednesday, May 16, 2018 at 6:30 PM
18-272	Approval to post proposed changes in BVSA Rules, Article 16, Parking and Storage of Recreational Vehicles Section 1600 – This was moved from the consent calendar to the Board action item. JS stated she does not like the words “at the discretion of the ECC” TL explained this is asking for approval to post. DS addressed the Board and explained the reasoning behind the rule. John McGuffey addressed the board regarding the . Strike at the discretion and add Motion by TL to publish the rule and adding “subject to ECC approval”. 2nd by Motion carries Vote 5-0

G. SUMMARY OF TODAY’S FOLLOW UPS

AB to change the Article 16 rule change as discussed and email Mimi to publish as changed.

H. ANNOUNCE UPCOMING MEETINGS AND NOTICES

MEETINGS

- Special Monthly Board Meeting, Monday, April 23, 2018 at 1:00 PM, BVSA Conference Room
- Regular Monthly Board Meeting, Tuesday, May 15, 2018 at 6:00 PM, Oak Tree Country Club (Closed Executive Session prior to the Open Meeting)
- Meet the Candidates Night, Wednesday, May 16th, 2018 at 6:30 PM, Oak Tree Country Club Reception Area

NOTICES

- Closed Executive Session Board Meeting on April 17, 2018 to begin at 2:00 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/ECC Matters – 1 item
 - Litigation/Legal Matters – None
 - Contracts – None
 - Delinquent Assessments – 1 item
 - Personnel Matters – 3 items
 - Compliance Officer Report – None

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

I. ADJOURN REGULAR MONTHLY MEETING: @ 7:30pm

BOARD APPROVAL:

May 15, 2018

Date

Anita Bauer

Anita Bauer – Secretary
Bear Valley Springs Association