



**Bear Valley Springs Association Board of Directors**  
**Regular Monthly Meeting**  
 Tuesday, May 15, 2018 at 6:00 PM  
 Oak Tree Country Club  
**MINUTES**

**Open to All Members**

**A. ANNOUNCEMENTS**

1. **Call to Order @ 6:00PM – Pledge of Allegiance**
2. **Roll Call –**

**Board Members Present:** President Larry Thompson, Vice President Julia Stavlo, Treasurer Guy Munday, Director Rebecca Hewett, Director Todd Lander

**Staff Present:** General Manager Cheramy Krueger, Controller Wesley Shryock, Board Secretary Anita Bauer, Project Manager Debbie Shryock

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**

Item #	Item
18-273	<b>Approval of the Agenda</b> <ul style="list-style-type: none"> <li>▪ May 15, 2018 Regular Meeting Agenda</li> </ul> <b>MOTION</b> by TL to approve the May 15 <sup>th</sup> , 2018 Board of Directors meeting agenda. 2 <sup>nd</sup> by RP <b>Motion Approved – VOTE 5-0</b>
18-274	<b>Approval of Minutes</b> <ul style="list-style-type: none"> <li>▪ April 17, 2018 Regular Meeting Minutes</li> </ul> <b>MOTION</b> by JS to approve the April 17 <sup>th</sup> , 2018 Minutes. 2 <sup>nd</sup> by TL <b>Motion Approved – VOTE 5-0</b>
18-275	<b>Reading of the Executive Session Report – Read into the record by Larry Thompson and filed.</b> <ul style="list-style-type: none"> <li>▪ Regular Meeting 04/17/18</li> <li>▪ Special Meeting 04/23/18</li> </ul>
18-276	<b>Receive and File Various Committee Reports</b> <ul style="list-style-type: none"> <li>▪ Recreation Advisory Committee – None</li> <li>▪ Golf Advisory Committee – 04/03/18</li> <li>▪ Rules Advisory Committee – 04/03/18</li> <li>▪ Equestrian Advisory Committee – 04/02/18</li> <li>▪ Food Service Advisory Committee – 03/15/18</li> <li>▪ Finance Advisory Committee – 02/21/18</li> </ul> <b>Motion</b> by JS to receive and file committee reports as noted above. 2 <sup>nd</sup> by TL <b>Motion approved VOTE 5-0</b>
18-277	<b>Treasurer’s Report – Treasurer Guy Munday</b> <b>Read into the record by Guy Munday</b>

**C. GENERAL MANAGER**

Item #	Item

<b>18-278</b>	<b>Controller’s Report</b> – Controller Wesley Shryock Read in to the record by Wesley Shryock
<b>18-279</b>	<b>Amenity Highlights and Challenges</b> – General Manager Cheramy Krueger Read into the record by Cheramy Krueger

**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.

Member Comments:

3557-086- addressed the Board regarding the Boards decision to advance Ross McKee to F&B Manager. He wanted to publicly commend Ross’s efforts and recognize the good job he is doing. He also thanked the Board for making this decision as he had been on the Food Service Committee and watched the problems for many years.

3471-526- Property Owner asked whether business people are allowed to run businesses from their home. Are there any consequences to not having a permit to run a business. CK answered with the CC&R’s and explained what the procedure is for occupational permits both for BVSA and Kern County. Todd answered that the impact on a property owner is something that is taken into consideration of what the impact of the business has on neighbors and on the environment.

**E. CONSENT CALENDAR – 11 items**

<b>18-280</b>	2017-2018 Board of Directors Board Meeting Schedule
<b>18-281</b>	2017-2018 Board of Directors Operational Calendar
<b>18-282</b>	BVSA Follow Up Items list
<b>18-283</b>	Approval to publish proposed changes in ECC Rules to amend Section 102, Maintenance and Repair of Lots and Improvements, Subsection (B) Maintaining Exterior Surfaces.
<b>18-284</b>	Approval to publish proposed changes in ECC Rules to amend Section 100, Land Use, Subsection (A) Residential Use
<b>18-285</b>	Approval to publish proposed changes in ECC Rules to amend Section 202, Accessory Structures, Subsection (L) Temporary Storage Units
<b>18- 286</b>	Approval to publish proposed changes in BVSA Rules to amend Article 3, General Rules for Amenities and Facilities Operated by the Association, Section 305, Use Privilege Cards, Subsection (f).
<b>18-287</b>	Approval to publish proposed changes in BVSA Rules to amend Article 3, General Rules for Amenities and Facilities Operated by the Association, Section 305, Use Privilege Cards, Subsection (g) Subsection (2).
<b>18-288</b>	Approval to adopt changes in BVSA Rules, Article 16, Parking and Storage of Recreational Vehicles Section 1600,
<b>18-289</b>	Approval to adopt changes to BVSA Rules, Article 7 Equestrian Riding and Hiking

	Trails, Section 700, Subdivision (b)
<b>18-290</b>	Approval to adopt changes to ECC Rules Section 120 - Fencing
	<b>MOTION</b> by JS to approve the Consent Calendar items #18-280 through 18-290. 2 <sup>nd</sup> by TL <b>Motion Approved – VOTE 5-0</b>

**F. BOARD BUSINESS ACTION ITEMS – 12 items**

<b>Item #</b>	<b><u>Item</u></b>
<b>18-291</b>	Discussion and Approval: Notification of Member’s Lots and Tracts that are being processed for collections.  <b>MOTION</b> by TL to approve the following Lot and Tract numbers 3471-024 3471-558 1897-001 3430-209 3430-192 3557-197 3431-433 and 3431-342 to be processed for collections. 2 <sup>nd</sup> by RP <b>Motion Approved – VOTE 5-0</b>
<b>18-292</b>	Discussion: Request for Appointment – Equestrian Advisory Committee – Melissa Auman <b>MOTION</b> by JS to approve the appointment of Melissa Auman to the EAC. 2 <sup>nd</sup> by RP <b>Motion Approved – VOTE 5-0</b>
<b>18-293</b>	Discussion: Request for Approval to Roll-Over Edward Jones CD plus interest.  MOTION by GM to approve the roll-over of the CD plus interest. 2 <sup>nd</sup> by TL Motion Approved VOTE 5-0
<b>18-294</b>	Discussion: Recommendation from Recreational Advisory Committee – Life Fitness Treadmill and Complimentary Lunches for Baseball Camp Coaches. TL addressed the Board regarding free lunches for volunteers for the association. He explained that in the past this has been <b>MOTION</b> by TL to approve the recommendation to provide approximately 30 lunches each day for the 4- day camp to disseminate at the ball park. 2 <sup>nd</sup> by LT <b>Motion Approved VOTE 5-0</b>
<b>18-295</b>	Discussion and Approval: Reserve CER for Whiting Center – Life Fitness Treadmill <b>MOTION</b> by TL to approve Alternative One Advanced Exercise in the amount of \$6,069.07 plus a 10% contingency fund of \$606.90 for a total not to exceed amount of

	<p>\$6,675.97 to be funded by the reserve fund.  <b>2<sup>nd</sup></b> by RP  <b>Motion Approved VOTE 5-0</b></p>
<b>18-296</b>	<p>Discussion and Approval: Reserve CER for OTCC Refrigerator – Single Door  <b>MOTION</b> by TL to approve Alternative One Big Tray in the amount of \$2,237.23 plus a 10% contingency of \$223.72 for a total not to exceed amount of \$2,460.95.  <b>2<sup>nd</sup></b> by RP  <b>Motion Approved VOTE 5-0</b></p>
<b>18-297</b>	<p>Discussion and Approval: Reserve CER for Whiting Center – 3-Way Olympic Bench  <b>MOTION</b> by JS to approve Alternative One, Hoist Fitness for \$2,148.93 plus a 10% contingency of \$214.89 for a total of \$2,363.82 that is to be funded from the reserve funds.  <b>2<sup>nd</sup></b> by RP  <b>Motion Approved VOTE 5-0</b></p>
<b>18-298</b>	<p>Discussion and Approval: Reserve CER for Mulligan Room- Exhaust Fan  <b>MOTION</b> by LT to approve Alternative One, Hood Filters, for \$1,187.50 plus a 10% contingency of \$118.75 for a total of \$1,306.25 that will be funded from the reserve funds.  <b>2<sup>nd</sup></b> by TL  <b>Motion Approved VOTE 5-0</b></p>
<b>18-299</b>	<p>Discussion and Approval: JRPEA for Equestrian Center- Mower for Landscape Maintenance.  <del><b>MOTION</b> by TL to approve Alternative One to be funded by the operations budget and then reimbursed by the BVSCRFF.</del>  <del><b>2<sup>nd</sup></b> by</del>  <del>Motion Approved VOTE 5-0</del>  <b>Motion</b> by TL to approve the purchase through the BVSCRFF for the mower.                  Defer motion until Monday.</p>
<b>18-300</b>	<p>Discussion: 2018-2019 BVSA Meet the Candidates Night, Wednesday, May 16, 2018 at 6:30 PM</p>
<b>18-301</b>	<p>Discussion: July 2018 Bear Tracks Board Article due on June 20, 2018- Guy Munday</p>
<b>18-302</b>	<p>Discussion: Next Town Hall Meeting Tuesday, July 18, 2018 at 6:30 pm -</p>

**G. SUMMARY OF TODAY’S FOLLOW UPS**

- Staff to request financial statements from the BVSCRFF.
- Staff to get signatures from Terry Quinn for the JRPEA as discussed on item #18-299.
- Staff to Add JRPEA for EC Mower to the Monday, May 21, 2018 meeting agenda.

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

- Special Monthly Board Meeting, Monday, May 21, 2018 at 1:00 PM, BVSA Conference Room
- BVCS D/BVSA Liaison Meeting, Tuesday, June 12, 2018 at 9:00 AM, BVCS D
- BVCS D Regular Meeting – Thursday, May 24, 2018 at 6:00 PM at BVCS D
- Annual Meeting and Election: Saturday, June 9, 2018 at 9:00AM and 2:00 PM, Whiting Center

(Polls open from 9:00 AM – 11:00AM)

- Regular Monthly Board Meeting, Tuesday, June 19, 2018 at 6:00 PM, Oak Tree Country Club (Closed Executive Session prior to the Open Meeting)

**NOTICES**

- Closed Executive Session Board Meeting on May 15, 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 – 3 items.
  - ECC Matters – None
  - Litigation/Legal Matters – 1 item.
  - Contracts – None
  - Delinquent Assessments – 1 item.
  - Personnel Matters – None.
  - Compliance Officer Report – None.
  - Discussion- 1 item.

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

**I. ADJOURN REGULAR MONTHLY MEETING @7:16 PM**

**BOARD APPROVAL:**

June 19, 2018

Date

*Anita Bauer*

Anita Bauer – Secretary  
Bear Valley Springs Association