



Bear Valley Springs Association Board of Directors
Regular Monthly Meeting
 Tuesday, July 17, 2018 at 6:00 PM
 OTCC Reception Area
MINUTES

**Open to All
Members**

A. ANNOUNCEMENTS

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

Board Members Present: President Todd Lander, Vice-President Larry Thompson, Treasurer Guy Munday, Director Monique Herbst

Board Members Absent: Director Jim Panek

Staff Present: General Manager Cheramy Krueger, Controller Wesley Shryock, Project Manager Debbie Shryock, Administrative Assistant 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>
19-034	Approval of the Agenda <ul style="list-style-type: none"> ▪ July 17, 2018 Regular Meeting Agenda MOTION by LT to approve the agenda for 7/17/18. 2nd by GM Motion Approved 4-0
19-035	Approval of Minutes <ul style="list-style-type: none"> ▪ June 19, 2018 Regular Meeting Minutes first motion was by LT by TL MOTION by LT to approve the minutes 2nd by MH Motion Approved 4-0
19-036	Reading of the Executive Session Report read into the record by TL. <ul style="list-style-type: none"> ▪ Regular Meeting 06/19/18 ▪ Special Meeting 06/25/18
19-037	Receive and File Various Committee Reports <ul style="list-style-type: none"> ▪ Food Service Advisory Committee – 05-17-18 ▪ Finance Advisory Committee – 6-20-18 ▪ Golf Advisory Committee – 06-05-18 ▪ Equestrian Advisory Committee-06-04-18 ▪ Recreation Advisory Committee-06-06-18 ▪ Rules Advisory Committee- 05-01-18 Motion by LT to receive and file the reports as received. 2nd by MH Motion approved 4-0
19-038	Treasurer’s Report – Treasurer Guy Munday Read into the record and received as presented by Guy Munday

C. GENERAL MANAGER

<u>Item #</u>	<u>Item</u>
19-038	Controller’s Report – Controller Wesley Shryock Read into the record and received as presented by Wes Shryock Greg Hahn asked a question regarding the YTD number.
19-039	Amenity Highlights and Challenges – General Manager Cheramy Krueger Sandy Williams added the statement that credit card users are receiving a cash back so they are actually gaining. Read into the record and received as presented 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.

John McGuffey – 3471-321 He updated the group regarding a horse accident and then read some civil codes regarding liability. He addressed the membership regarding the BVSA governing documents not stating anything regarding a release of liability. Mr. McGuffey continued by asking how the Association is allowed to request a release of liability form. He then brought up the serving of alcoholic beverages. He is requesting the Association to remove a portion of the ABC license. He is also asking if the staff is coming up with policies regarding tax-exempt status and he does not want the staff coming up with policies. He wants the Board to make the policies and the General manager and the employees to uphold it.
TL responded regarding the bikes on trails. Guy Munday responded that there are rules in the governing documents about boat liability.

E. CONSENT CALENDAR – 5 items

19-040	2018-2019 Board of Directors Board Meeting Schedule
19-041	2018-2019 Board of Directors Operational Calendar
19-042	BVSA Follow Up Items list
19-043	Approval to Post Proposed Changes in BVSA Rules Article 11, Section 1101, Swimming Pool, Attire.
19-044	Approval to Post Proposed Changes in BVSA Rules Article 23, Section 2300, Rules for Cub Lake Dog Park, General Rules. Christina Wolf asked about the dog tags. Kathryn Jacobson asked why the dog park has to open and close. Fiona Nelson agrees with Katie. She is concerned that the Dog Park is closing also. Why is the park closing? Greg Hahn Fiona Nelson asked if we could mail the dog tags to her once they come in
	MOTION by LT to approve the consent calendar as presented. 2nd by LT Motion Approved 4-0

F. BOARD BUSINESS ACTION ITEMS – 10 items

19-045	Discussion and Approval: Request for Approval of Individual Appointment to Equestrian Advisory Committee – Kathy Underwood.
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	<p>MOTION by LT 2nd by TL Motion Approved 4-0</p>
19-046	<p>Discussion: Request from Property Owner to Discuss Equestrian Property Requirements – Joseph Cooper 3430-192 Mr. Cooper addressed the BOD regarding his property and passed out a plat map. He discussed the County zoning being M-3 which is one horse per quarter acre. He is requesting a waiver or variance that allows his property to be horse property. He said the assessor’s office will send us a letter asking why they denied the waiver. According to the county, he said he is authorized to have up to 3 horses on his property. CK said there is precedence set by other boards denying the variance. LT asked Mr. Cooper to try to get a lot line adjustment. NO BOARD ACTION</p>
19-047	<p>Discussion and Approval – Tailwaggers request for subsidy for Dog Shed. Molly Mackin addressed the Board asking for \$1801.00 in order to complete the shed and the gate. MOTION by TL to approve the request for a total of \$1801.00 to be funded from the contingency fund and the remaining amount to be paid by the BVSCRFF. 2nd by GM Motion Approved 4-0</p> <p>Motion by TL to request \$1801.00 to fund the dog park shed from the BVSCRFF. 2nd by GM Motion Approved 4-0</p>
19-048	<p>Discussion and Approval: Reserve CER – Door for Mulligan Room & Golf Shop MOTION by LT to approve Alternative One BVSA maintenance for \$1920.00 and Home Depot for \$3440. Plus a 10% contingency of \$536.00 for a total of \$5,896.00 funded from the reserve funds. 2nd by GM Motion Approved 4-0</p>
19-049	<p>Discussion and Approval: Reserve CER – Reach-In Freezer for Mulligan Room MOTION by LT to approve Alternative One Big Tray for \$3010.70 plus a 10% contingency of \$301.07 for a total of \$3,311.77 that will be funded from the reserve funds. 2nd by MH Motion Approved 4-0</p>
19-050	<p>Discussion and Approval: Reserve CER – Computer for Whiting Center MOTION by TL to approve Alternative One Code 3 for \$1934.30 plus a 10% contingency of \$193.43 for a total of \$2127.73 to be funded from the reserves 2nd by LT Motion Approved 4-0</p>
19-051	<p>Discussion and Approval: Reserve CER – Horse Jumps & Related Items – Equestrian Center MOTION by GM to approve Alternative One JB Horse Standards for 1701.14 plus a 10% contingency of 170.11 for a total of 1871.25 to be funded from the reserves 2nd by LT Motion Approved 4-0</p>

	2nd by GM Motion Approved 4-0
19-052	Discussion and Approval: Reserve CER – Trees - Removal and Trim- Equestrian Center MOTION by LT to approve Alternative One Cal Trees for \$2875.00 plus a 10% contingency of \$287.50 for a total of \$3,162.50 that will be funded from the reserve funds. 2nd by GM Motion Approved 4-0
19-053	Discussion: September 2017 Bear Tracks Board Article due on August 22, 2018 – Larry Thompson
19-054	Discussion: Next Town Hall Meeting Wednesday, July 18, 2018

G. SUMMARY OF TODAY’S FOLLOW UPS

Staff to check on ETA of new Dog Tags and get back to Christina Wolf regarding that.
Staff to check with maintenance regarding the hinges on the MR doors.

H. ANNOUNCE UPCOMING MEETINGS AND NOTICES

MEETINGS

- Special Monthly Board Meeting, Monday, July 23, 2018 at 1:00 PM, BVSA Conference Room
- BVSA/BVCSD Town Hall Meeting, Wednesday, July 18, 2018 at 6:30PM, OTCC
- BVCSD/BVSA Liaison Meeting, Tuesday, August 14, 2018 at 9:00 AM, BVCSD
- Regular Monthly Board Meeting, Tuesday, August 21, 2018 at 6:00 PM, OTCC Reception Area (Closed Executive Session prior to the Open Meeting)

NOTICES

- Closed Executive Session Board Meeting on July 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 – 1 item
 - ECC Matters – 1 item
 - Litigation/Legal Matters – None
 - Contracts – 2 items
 - Delinquent Assessments – None
 - Personnel Matters – 1 item
 - Compliance Officer Report – None

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

I. ADJOURN REGULAR MONTHLY MEETING @ 7:28PM

BOARD APPROVAL:

August 21, 2018

Date

Anita Bauer

Anita Bauer – Secretary
Bear Valley Springs Association