



**Bear Valley Springs Association Board of Directors**  
**Regular Monthly Meeting**  
 Tuesday, August 21, 2018 at 6:00 PM  
 OTCC Reception Area

**Open to All  
Members**

**MINUTES**

**A. ANNOUNCEMENTS**

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

**Board Members Present:** Vice President Larry Thompson, Treasurer, Guy Munday, Director Monique Herbst, Director Jim Panek

**Board Members Absent:** President Todd Lander

**Staff Present:** General Manager Cheraemy Krueger, Controller Wes 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>
<b>19-055</b>	<b>Approval of the Agenda</b> <ul style="list-style-type: none"> <li>▪ August 21, 2018 Regular Meeting Agenda</li> </ul> <b>Motion by JP to approve the agenda for August 21, 2018</b> <b>2nd by MH</b> <b>Motion Approved 4-0</b>
<b>19-056</b>	<b>Approval of Minutes</b> <ul style="list-style-type: none"> <li>▪ July 17, 2018 Regular Meeting Minutes</li> </ul> <b>Motion by GM to approve the minutes for July 17, 2018</b> <b>2nd by MH</b> <b>Motion Approved 4-0</b>
<b>19-057</b>	<b>Reading of the Executive Session Report</b> <ul style="list-style-type: none"> <li>▪ Regular Meeting 07/17/18</li> <li>▪ Special Meeting 07/23/18</li> </ul>
<b>19-058</b>	<b>Receive and File Various Committee Reports</b> <ul style="list-style-type: none"> <li>▪ Equestrian Advisory Committee – 07-09-18</li> <li>▪ Finance Advisory Committee – 07-18-18</li> <li>▪ Golf Advisory Committee – 07-10-18</li> </ul> <b>Motion by GM to receive and file the committee reports as received</b> <b>2<sup>nd</sup> by MH</b> <b>Motion carries 4-0</b>
<b>19-</b>	<b>Treasurer’s Report – Treasurer Guy Munday</b> <b>Read into the record as received by Guy Munday, Treasurer</b>

**C. GENERAL MANAGER**

<u>Item #</u>	<u>Item</u>

<b>19-059</b>	<b>Controller’s Report</b> – Controller Wesley Shryock Rick Zanutto asked a question regarding timing of bills, etc. <b>Read into the record as received by Wesley Shryock, Controller</b>
<b>19-060</b>	<b>Amenity Highlights and Challenges</b> – General Manager Cheramy Krueger CK addressed the membership regarding the amenities and the revenues associated herewith. Read into the record and received as presented.

**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.

**Beverly Smith – 3430-189** Beverly addressed the BOD regarding her neighbor Joseph Cooper. She is asking the BOD to consider allowing him to have horse property.

**Joseph Cooper- 3430-192** – Mr. Cooper addressed the board regarding the small amount of land that will be needed to make his property horse property. He is asking for a variance for less than a 400 sq.ft. portion of land.

**Jeanie Percy- 9230-001-** Mrs. Percy is wondering if the ECC exits as she thinks that many BVS properties looks like a mess. She is also asking the BOD to hear her plea regarding the \$14.95 fee. She wants to know how the membership was notified of how the fee came about and how they decided on this. It was explained to Mrs. Percy how the process came about.

**Katy Jacobson – 3430-387** She addressed the BOD re:the Tailwaggers which are up to 117 people. She wanted to remind the BOD the opinions of some regarding the limited hours on the Dog Park. She read the quotes from members.

**E. CONSENT CALENDAR – 4 items**

<b>19-061</b>	2018-2019 Board of Directors Board Meeting Schedule
<b>19-062</b>	2017-2018 Board of Directors Operational Calendar
<b>19-063</b>	BVSA Follow Up Items list
<b>19-064</b>	Approval to Post Adopted BVSA Rule Changes to Article 11, Swimming Pool, Section 1101, Attire.
	<b>Motion by JP to approve the consent calendar as written</b> <b>2nd by GM</b> <b>Motion Approved 4-0</b>

**F. BOARD BUSINESS ACTION ITEMS – 11 items**

<b>Item #</b>	<b><u>Item</u></b>
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<p><b>19-065</b></p>	<p>Discussion and Request for Approval: New Bike Trails – Master Plan.  <b>Greg Hahn</b> addressed the BOD regarding the majority vs. the minority of the valley. His hopes are that new amenities not be decided upon based on the majority vote. He asked the BOD to consider what limits will be put on the future. 1.2 mile nature trail causes bikes and horses to co-exist. The Horse people have their own advisory committee to this Board. He stated the bike club is being accused of all sorts of things, including a hidden agenda. Mr. Hahn continued with his argument as to how the Bike Club should not be shunned.  <b>Harry Herbst 3557-007</b> – He said he read the proposal and he doesn’t understand it. He said the Master Plan looks like they would like public roads within our private community.  <b>Terry Quinn- 3440-398</b> – Mr. Quinn addressed the BOD regarding the Master Plan. He also discussed the lack of funds at the CSD.  <b>Jim Ingersoll 3431-456</b> – Addressed the BOD regarding liability concerns as well as financial costs of maintaining the trails. He also discussed the fire possibilities, the cows that are grazing and the various other concerns with the bike trails. Mr. Ingersoll made it clear that he was not happy with Mr. Hahn’s view of the trails.  <b>Kathy Carey – 3430-448</b> – Addressed the BOD regarding the environmental impact to the valley. She is concerned about ulterior motive. She wants us all to appreciate what we have.  <b>Bob Howard 3440-092</b> – He has a concern about the costs. The walking paths cannot go on the drainage easements without property owners giving access. He feels this is not a rational request.  <b>Motion by LT to not approve the Master Plan of the Bike Trails by the Cycle Club 2nd by JP</b>  <b>Motion Carries 4-0</b></p>
<p><b>19-066</b></p>	<p>Discussion and Request for Approval: Request for Recognized Club Status. Eclectic Book Club -Sharon Guinn, Representative.  <b>Motion by GM to approve the request for recognized club status 2nd by JP</b>  <b>Motion Approved 4-0</b></p>
<p><b>19-067</b></p>	<p>Discussion and Request for Approval: Request to post adopted changes to BVSA Rules Article 23, Section 2300, sub-section (a),(b),(c). Cub Lake Dog Park General Rules.  <del><b>Motion by JP to approve the adopted changes to BVS Rules Article 23, subsection</b></del>  <b>Motion withdrawn</b>  <b>LT began the discussion and read the CSD ordinance 6-3-9 which states parks in BVS must close between 10:30 PM and 5:00 AM.</b>          Fiona Nelson asked a question regarding the District Ordinances.          Katy Jacobson – asked why the Association is asking to see a county license for dogs.          Greg Hahn – addressed the BOD that you probably don’t need a rule since the CSD ordinance might be changed and then the BVSA would have to change their rule again. Probably should leave it as it was.  <b>LT said this rule will need to go back to the Rules committee for further discussion.</b></p>
<p><b>19-068</b></p>	<p>Discussion and Request for Approval: BVSA/CSD Lease Agreement  <b>Motion by LT to approve the Addendum Number 6 BVSA/CSD Lease agreement 2nd by MH</b></p>

	<b>Motion Approved 4-0</b>
<b>19-069</b>	Discussion and Request for Approval: 2019 Schedule of Events for the Annual Election <b>Motion by GM to approve the schedule of events for the annual election</b> 2nd by LT <b>Motion Approved 4-0</b>
<b>19-070</b>	Discussion and Request for Approval: Reserve CER for Maintenance Truck – 4WD <b>Motion by GM to approve Alternate Three, 3-Way Chevrolet for \$36,325.55 that will be funded from the reserve funds.</b> 2nd by MH <b>Motion Approved 4-0</b>
<b>19-071</b>	Discussion and Request for Approval: Reserve CER for Banquet Tables – OTCC. <b>Motion by JP to approve Alternative One, Mity Lite for \$17,377.92 plus a 10% contingency of \$1,737.79 for a total of \$19,115.71 to be funded from the reserve account.</b> 2nd by LT <b>Motion Approved 4-0</b>
<b>19-072</b>	Discussion and Request for Approval: Reserve CER for Deck Trex – Whiting Center <b>Motion by GM to Alternative One, Home Depot for \$6,261, and BVSA Maintenance for \$3,200.00 plus a 10%contingency of \$946.10 for a total of \$10,407.10 that will be funded from the reserve accounts.</b> 2nd by MH <b>Motion Approved 4-0</b>
<b>19-073</b>	Discussion and Request for Approval: Reserve CER for Playground Fill – Cub & 4-Island Lakes and Whiting Center Playgrounds. <b>Motion by MH to approve Alternative Three Bucks Material for \$3,989.29 plus a 10% contingency of \$398.29 for a total of \$4,388.21 that will be funded from the reserve funds.</b> 2nd by GM <b>Motion Approved 4-0</b>
<b>19-074</b>	Discussion and Request for Approval: Reserve CER for Exit Signs with Emergency Lights. <b>Motion by JP to approve Alternative One, The Exit Light for \$2,574.18 plus a 10% contingency of \$257.41 for a total of \$2,831.59 that will be funded from the reserve funds.</b> 2nd by LT <b>Motion Approved 4-0</b>
<b>19-075</b>	Discussion: October 2018 Bear Tracks Board Article due on September 19, 2018 Next article to be written by Jim Panek.

**G. SUMMARY OF TODAY’S FOLLOW UPS**

Take the Rule Change, Article 23, back to the Rules committee.

**H. ANNOUNCE UPCOMING MEETINGS AND NOTICES**

**MEETINGS**

- Special Monthly Board Meeting, Monday, August 27, 2018 at 1:00 PM, BVSA Conference Room
- BVCSD/BVSA Liaison Meeting, Tuesday, September 11, 2018 at 9:00 AM, BVCSD

- Regular Monthly Board Meeting, Tuesday, September 18, 2018 at 6:00 PM, OTCC Reception Area (Closed Executive Session prior to the Open Meeting)

**NOTICES**

- Closed Executive Session Board Meeting on August 21, 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 – None
  - Litigation/Legal Matters – None
  - Contracts – 2 items
  - Delinquent Assessments – 3 items
  - Personnel Matters – 2 items
  - Compliance Officer Report – None

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

**I. ADJOURN REGULAR MONTHLY MEETING @7:36 PM**

**BOARD APPROVAL:**

**September 18, 2018**

*Anita Bauer*

**Anita Bauer- Secretary  
Bear Valley Springs Board of Directors**