



Bear Valley Springs Association Board of Directors
Regular Monthly Meeting
 Tuesday, September 18, 2018 at 6:00 PM
 OTCC Reception Area

**Open to All
Members**

MINUTES

A. ANNOUNCEMENTS

1. **Call to Order – Pledge of Allegiance @6:02 PM**
2. **Roll Call –**

Board Member Present:

President Todd Lander, Vice President Larry Thompson Director Monique Herbst

Board Members Absent: Treasurer Guy Munday, Director Jim Panek

Staff Members Present: General Manager Cheramy Krueger, Administrative Assistant Anita Bauer, Project Manager Debbie Shryock, Controller Wesley 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

<u>Item #</u>	<u>Item</u>
19-065	Approval of the Agenda <ul style="list-style-type: none"> ▪ September 18, 2018 Regular Meeting Agenda MOTION by LT to approve the amended addition of #19-079- Article 23 Dog Park Rule Change for discussion and approval. 2 nd by TL Motion Approved VOTE 3-0
19-066	Approval of Minutes <ul style="list-style-type: none"> ▪ August 21, 2018 Regular Meeting Minutes MOTION by LT to approve the 8/21/18 regular meeting minutes. 2 nd by MH Motion Approved VOTE 3-0
19-067	Reading of the Executive Session Report – read into the record by TL and received as presented. <ul style="list-style-type: none"> ▪ Regular Meeting 08/21/18 ▪ Special Meeting 08/27/18
19-068	Receive and File Various Committee Reports <ul style="list-style-type: none"> ▪ Equestrian Advisory Committee- 08/06/18 ▪ Finance Advisory Committee – 08/22/18 ▪ Golf Advisory Committee – 08/07/18 ▪ Rules Advisory Committee – 07/03/18 Motion by LT to receive and file the various reports as presented. 2 nd by MH Motion Approved Vote 3-0
19-069	Treasurer’s Report – Treasurer Guy Munday Read into the record by Wesley Shryock and received as presented.

C. GENERAL MANAGER

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

19-070	Controller’s Report – Controller Wesley Shryock Read into the record by Wesley Shryock and received as presented.
19-071	Amenity Highlights and Challenges – General Manager Cheramy Krueger CK read the General Manager’s report to the membership. 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.

TL reminded the membership to address the Board only. It is important that the Members not be addressing the members but the Board of Directors as this is a Board meeting.

Beverly Smith- 3430-189 Beverly addressed the board by reading a letter to them regarding her concerns about passes being called in for those living outside the gate. Her concern is that employees are calling in passes for non-members. She is concerned that amenity cards are not being asked for. She is also concerned about the gate passes and a lack of security. TL said many amenities are asking for amenity cards 100% of the time. MH addressed Beverly and said she personally is an advocate of guests being accompanied by members. She cautioned Beverly that if we reduce guests using our amenities at the golf course, mulligan room and the restaurant, the amenity fees will go up tremendously. She also reminded Beverly regarding her inconsistency regarding the C&R’s and the BVSA Rules. TL reassured everyone that security is a concern for the Board of Directors. There was continued discussion regarding this topic.

Andi Hicks 3440-346: She addressed the Board regarding the Bear Tracks. She said the Zero tolerance hostile free harassment policy is offensive to her. She said we are putting employees ahead of the membership. TL explained what the policy is for and the legal obligation of such policy. She wonders if there were another way to state this. Larry 3440-041 reiterated what Todd stated. He is clarifying what the rule actually is. Jim 1394-001 said we are misapplying the law of hostile work enforcement. CK addressed him regarding 3rd party. Andi Hicks asked the process of member discipline. TL answered back with an example of membership violating employees.

There was a lot of conversation back and forth about a lot of different topics. TL called members out of order several times.

E. CONSENT CALENDAR – 3 items

19-072	2018-2019 Board of Directors Board Meeting Schedule
19-073	2018-2019 Board of Directors Operational Calendar
19-074	BVSA Follow Up Items list
	MOTION by LT to approve the consent calendar 2nd by MH Motion Approved VOTE 3-0

F. BOARD BUSINESS ACTION ITEMS – 4 items

Item #	Item
19-075	Discussion: Peter Ballian – 3440-063– Request to address the Board. Peter addressed the Board regarding his private hearing. He stated he couldn’t make it due to a cardiologist appointment. Peter gave an overview of his last visit to the Oaks Restaurant. He was very disappointed with how many things they were out of. He said

	<p>he spoke to an employee about it and the employee put his hand on his shoulder and that was offensive. TL answered back that we are willing to receive complaints against employees. Peter said if you are enforcing rules, enforce them across the board. This was in response to a comment from Andi Hicks regarding employees being protected more than the Members. Peter asked CK why she is inviting the police to the bar. CK said she has asked the police to visit all of the amenities, not just the bar. He argued that the police said, “they have been asked to come in to the bar”. MH answered Peter regarding his reference to their meetings in the restaurant.</p> <p>Fiona Nelson commented that she is very happy that the police come to the bar. She also reiterated Alex is an excellent employee. Beverly Smith answered that Alex is an excellent server. She believes the problem is the Board not enforcing the governing documents. She also commented regarding the staff not joining together with her and the Women’s Club for the New Years Eve party.</p>
19-076	<p>Discussion and Approval: Reserve CER for Kioti 4X4 Diesel – Golf Maintenance MOTION by LT to approve Alternative Two Belcorp AG LLC for \$14,219.02 plus a 10% contingency of \$1,421.90 for a total of \$15, 640.92 that will be funded from the reserve funds. 2nd by TL Motion Approved VOTE 3-0</p>
19-077	<p>Discussion and Approval: Reserve CER for Golf Course Tree Allowance MOTION by LT to approve Alternative One Innovative Tree experts for \$4,200.00 plus a 10% contingency of \$420. For a total of \$4,620.00 that will be funded from the reserve funds. 2nd by MH Motion Approved VOTE 3-0</p>
19-078	<p>Discussion: November 2018 Bear Tracks Board Article due on October 17, 2018 Monique Herbst</p>
19-079	<p>Discussion and Approval: Proposed BVSA Rule Change – Dog Park – Article 23, Section 2300 – Motion by TL to deny the rule change and leave the rule as written. 2nd by LT Motion Approved 3-0</p>

G. SUMMARY OF TODAY’S FOLLOW UPS:

H. ANNOUNCE UPCOMING MEETINGS AND NOTICES

MEETINGS

- Special Monthly Board Meeting, Monday, September 24, 2018 at 1:00 PM, BVSA Conference Room
- BVCSD Monthly Board Meeting, Thursday, September 27, 2018 at 6:00 PM, BVCSD Office
- BVCSD/BVSA Liaison Meeting, Tuesday, October 9, 2018 at 9:00 AM, BVCSD
- Regular Monthly Board Meeting, Tuesday, October 16, 2018 at 6:00 PM, OTCC Reception Area (Closed Executive Session prior to the Open Meeting)

NOTICES

- Closed Executive Session Board Meeting on September 18, 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 – 0 items
 - ECC Matters – 3 items
 - Litigation/Legal Matters – 1 item
 - Contracts – None
 - Delinquent Assessments – None
 - Personnel Matters – 6 items
 - Compliance Officer Report – None

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

I. ADJOURN REGULAR MONTHLY MEETING @ 7:52 PM