



Bear Valley Springs Association Board of Directors
 Regular Monthly Meeting
 Tuesday, October 16, 2018 at 6:00 PM
 OTCC Reception Area

Open to All
Members

MINUTES

A. ANNOUNCEMENTS

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

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

Staff Present: General Manager CheraMy Krueger, Admin. Assistant Anita Bauer, Project Controller Debbie Shryock, Controller Wesley Shryock, F&B Mgr. Ross McKee and Lynn McKettrick, Human Resources.

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>
19-080	Approval of the Agenda <ul style="list-style-type: none"> ▪ October 16, 2018 Regular Meeting Agenda MOTION by LT to approve the Agenda for October 16, 2018. 2nd by JP Motion Approved Vote 5-0
19-081	Approval of Minutes <ul style="list-style-type: none"> ▪ September 18, 2018 Regular Meeting Minutes MOTION by GM to approve the minutes of September 18, 2018. 2nd by JP Motion Approved Vote 5-0
19-082	Reading of the Executive Session Report <ul style="list-style-type: none"> ▪ Regular Meeting 09/18/18 ▪ Special Meeting 09/24/18 Read into the record and received as presented.
19-083	Receive and File Various Committee Reports <ul style="list-style-type: none"> ▪ Equestrian Advisory Committee – 09-10-18 ▪ Food Service Advisory Committee – 08-23-18 ▪ Finance Committee – 08-22-18 ▪ Golf Advisory Committee – 09-04-18 ▪ Recreation Advisory Committee – 09-05-18 ▪ Rules Advisory Committee – 09-04-18 Motion by LT to approve the above noted committee minutes and receive them for filing. 2nd by MH Motion Approved 5-0

	Meeting recessed at 6:06pm in order to address an attendee that is not eligible to attend the BVSA Board of Director meetings. Meeting reconvened at 6:17pm
19-084	Treasurer’s Report – Treasurer Guy Munday – read into the record by Wesley Shryock. Received and filed as presented.

C. GENERAL MANAGER

<u>Item #</u>	<u>Item</u>
19-085	Controller’s Report – Controller Wesley Shryock – Read into the record by Wesley Shryock, Received and filed as presented. Bev Smith asked if golf revenue includes guest fees. WS answered that members do not pay for golf. Sandy Williams asked the BOD to please describe the difference between parks vs. lakefill credit funds. WS answered regarding the credit offered through the CSD.
19-086	Amenity Highlights and Challenges – General Manager Cheramy Krueger Cheramy gave an overview of the amenity highlights and challenges for the month. Edward Smith – Question regarding the new software. Will the software identify amenity or user privilege cards? CK answered although they will not be interlinked with the card program currently used but there is some effort being made to integrate all. Beverly Smith- Does the Association have a record of all passes that are given. CK answered that we keep record of all guest passes that are issued.

D. CONSENT CALENDAR – 7 items

19-087	2018-2019 Board of Directors Board Meeting Schedule
19-088	2018-2019 Board of Directors Operational Calendar
19-089	BVSA Follow Up Items list
19-090	Proposed BVSA Rule Change- Approval for Posting: Article 11, Section 1102, Swimming Pool Rules.
19-091	Proposed BVSA Rule Change- Approval for Posting: Article 18, Amenities Special Activities Use by Individuals and Groups.
19-092	Proposed BVSA Rule Change- Approval for Posting: Article 3, General Rules for Amenities and Facilities Operated by the Association. Section 307 (e).
19-093	Proposed ECC Rule Change- Approval for Posting: Section 501 – Submittal Forms.
	MOTION by LT to approve the consent calendar as posted 2nd by JP Motion Approved Vote 5-0

E. BOARD BUSINESS ACTION ITEMS – 9 items

<u>Item #</u>	<u>Item</u>
19-094	Member Discipline Hearing: Beverly Smith – 3430-189 TL gave an overview as to why the Hearing is being held in open session. BS said she would like the report read in open session. TL and MH read the complaints in open session at BS’s request. Complaints against BS included threats to ruin the reputation of one of the BVSA Managers on social media as well as a continued disregard for the employees time and an effort by her to thwart BVSA’s NYE party as well as calling the

	<p>OTTC and pleading with an employee to call in a gate pass for her (pretending to be someone other than herself, a property owner, by the name of Susan Barnes). Judith Cagle spoke at BS's request and said she met BS in the hallway and was pleasant to her guests. BS then read her answer to the Board. The employee complaint is that she is threatening his job as well as his reputation. BS included the polls she took on Next Door and the results thereof as well as all the good she has done in the community over the years. TL told her we would be making our decision in executive session.</p>
19-095	<p>Discussion and Approval: Audit Results for Fiscal Year 2017-2018 MOTION by LT to approve the audit results for fiscal year 2017-18. 2nd by JP Motion approved 5-0 Kathy asked if the audit report is available for review. WS answered that the results will be available to BVS members via Bear Tracks in November. He then offered to meet with any member that has any further questions. Judith Cagle – She asked why the consent calendar is not brought up for discussion. TL answered that the Proposed rule changes are on the consent calendar are not controversial. Motion Approved Vote 5-0</p>
19-096	<p>Discussion and Approval: Reserve CER for Shelves, Mulligan Room- Storage Room. MOTION by LT to approve Alternative One Webstaurant Store for \$1,646.64 plus a 10% contingency of \$164.66 for a total of \$1,811.30 to be funded from the reserves. 2nd by JP Motion by Approved Vote 5-0</p>
19-097	<p>Discussion and Approval: Reserve CER for Honda Rotary Mower, Grounds Maintenance MOTION by JP to approve Alternative One Kern Machinery for \$2,571.86 plus a 10% contingency of \$257.18 for a total of \$2,829.04 to be funded from the reserve funds. 2nd by LT Motion Approved Vote 5-0</p>
19-098	<p>Discussion and Approval: Reserve CER for Lakes, Cattail Maintenance. MOTION by GM to approve Alternative One, Arch chemicals Inc. for \$1,650.00 that will be funded from the reserve funds. 2nd by JP Kathy Kinear 3455-075 she is wondering why the reserves are used for cattail removal when this is an annual expense. WS answered that this is listed as an asset. The intent of the reserve is to set aside funds for the upkeep of the reserve assets. Motion Approved Vote 5-0</p>
19-099	<p>Discussion and Approval: Reserve CER for Up-Lighting- OTCC Banquet. MOTION by GM to approve Alternative One IEJ Now for \$1,271.84 plus a contingency fund of \$127.98 for \$1,407.82 to be funded from the Board contingency fund. 2nd by LT Jerry Pittenger asked about whether the permits are being pulled. TL and CK answered that they are pulled when needed. Motion Approved Vote 5-0</p>
19-100	<p>Discussion and Approval: Reserve CER for Pipe and Drapes – OTCC Banquet. MOTION by LT to approve Alternative One, Georgia Expo for a total of \$2,382.28 plus a 10% contingency \$238.22 for a total of \$2,620.50 to be funded from the Board contingency fund.</p>

	2nd by JP Motion Approved Vote 5-0
19-101	Discussion: December 2018 Bear Tracks Board Article due on November 21, 2018
19-102	Discussion: Town Hall Meeting – Wednesday, November 14, 2018 at 6:30 PM. Topics: Gate Project, BVSA Governing Documents. Kathy Kinear asked whether you may comment online for the Town Hall. Laura Amstead asked how many board members will be present. TL answered that at least 2 board members from each the BVSA and CSD as well as both General Managers.

F. 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.

Edward Smith – here to speak about the liquor license. His concern is that our liquor license would be a type 57 which does not allow non-members to use our restaurants. He quoted BVSA rules regarding the ABC license. He spoke with ABC and that they said they are not allowed to go outside the BVSA according to the type 57 license. Ross answered that they are doing their due diligence and that they are not violating the ABC license in any way.

Karen Shuster- She said she always asks for Tract and Lot when you call and ask for a reservation.

Charles Jensen- He would highly discourage the rules stating that liquor license inspection be in the rules.

Judith Cagle- Said she would like to thank Karen as an employee for asking for a card. She said everyone should be willing to show their card.

Beverly Smith- She said this is not a personal attack but that this is a matter of members who care about this community.

John McGuffey – 3471-032 addressed the BOD regarding Golf and Beer. Beer pricing was discounted for several years. Management changed the beer offerings from premium to Bud light. The beer prices have gone up substantially. His question is if the Saturday pricing could be paying happy hour pricing.

Jan Bentley – 3430-530- She wanted to address the Board regarding the amenities. This is her first meeting. She wants to note section 1702 enforcement procedures. It says a violation that is alleged. It also says something about a warning. She wants to encourage the Board the impression it gives to the rest of the community. She says it should not be a disciplinary situation if it is not against a protected class. She thinks the board should handle a disagreement in a better way.

G. SUMMARY OF TODAY’S FOLLOW UPS

None

H. ANNOUNCE UPCOMING MEETINGS AND NOTICES
MEETINGS

- Special Monthly Board Meeting, Monday, October 22, 2018 at 1:00 PM, BVSA Conference Room
- BVCSD/BVSA Liaison Meeting, Tuesday November 13, 2018 at 9:00 AM, BVCSD
- Town Hall Meeting, Wednesday, November 14, 2018 at 6:30 PM, OTCC Reception Room
- Regular Monthly Board Meeting, Tuesday, November 20, 2018 at 6:00 PM, OTCC Reception Area (Closed Executive Session prior to the Open Meeting)

NOTICES

- Closed Executive Session Board Meeting on October 16, 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 item
 - 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 @ 8:06 PM

BOARD APPROVAL:

November 20, 2018

Date

Anita Baer

Anita Bauer – Secretary
Bear Valley Springs Association