



**Bear Valley Springs Association Board of Directors**  
**Regular Monthly Meeting**  
 Tuesday, November 20, 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. Board Members Present –** President Todd Lander, Vice President Larry Thompson  
 Treasurer Guy Munday, Director James Panek, Director Monique Herbst  
**Staff Members Present:** Assistant General Manager Wesley Shryock, Admin.  
 Assistant 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**

<u>Item #</u>	<u>Item</u>
<b>19-103</b>	<b>Approval of the Agenda</b> <ul style="list-style-type: none"> <li>▪ November 20, 2018 Regular Meeting Agenda</li> </ul> <b>Motion by LT to approve the Agenda</b> 2 <sup>nd</sup> by GM <b>Motion Approve Vote 5-0</b>
<b>19-104</b>	<b>Approval of Minutes</b> <ul style="list-style-type: none"> <li>▪ October 16, 2018 Regular Meeting Minutes</li> </ul> <b>Motion by GM to approve the minutes</b> 2 <sup>nd</sup> by LT <b>Motion Approve Vote 5-0</b>
<b>19-105</b>	<b>Reading of the Executive Session Report- read into the record by TL as presented.</b> <ul style="list-style-type: none"> <li>▪ Regular Meeting 10/16/18</li> <li>▪ Special Meeting 10/22/18</li> </ul>
<b>19-106</b>	<b>Receive and File Various Committee Reports</b> <ul style="list-style-type: none"> <li>▪ Food Service Advisory – 9-20-18</li> <li>▪ Equestrian Advisory Committee – 10-01-18</li> <li>▪ Finance Advisory Committee – 09-19-18</li> <li>▪ Golf Advisory Committee – 10-02-18</li> <li>▪ Recreation Advisory Committee – 10-03-18</li> </ul> Motion by to receive and file the various committee reports as follows. 2 <sup>nd</sup> by GM Motion Approved Vote 5-0
<b>19-107</b>	<b>Treasurer’s Report –</b> Treasurer Guy Munday read into the record and received and filed as presented.

**C. GENERAL MANAGER**

<u>Item #</u>	<u>Item</u>
<b>19-108</b>	<b>Controller’s Report –</b> Controller Wesley Shryock read into the record. 3443-038 - Sandy Williams asked a question regarding numbers on T-Report.

<b>19-109</b>	<b>Amenity Highlights and Challenges</b> – General Manager Cheramy Krueger Read into the record by Wesley Shryock. Fiona Nelson asked a question regarding how many people attended the Trunk or Treat. Greg asked about the security cameras.
---------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

**D. CONSENT CALENDAR – 5 items**

<b>19-110</b>	2018-2019 Board of Directors Board Meeting Schedule
<b>19-111</b>	2018-2019 Board of Directors Operational Calendar
<b>19-112</b>	BVSA Follow Up Items List
	<b>Motion by LT to approve the consent calendar as posted</b> <b>2<sup>nd</sup> by JP</b> <b>Motion Approve Vote 5-0</b>

**E. BOARD BUSINESS ACTION ITEMS – 7 items**

<b>Item #</b>	<b><u>Item</u></b>
<b>19-113</b>	Discussion and Approval: MCDB Changes <b>Motion by LT to approve the MCDB changes</b> <b>2<sup>nd</sup> by GM</b> <b>Motion Approve Vote 5-0</b>
<b>19-114</b>	Discussion and Approval: Reserve CER - Revision of Church Trail Survey. <b>Motion by TL to rescind the original motion for Church Trail Survey on October 16, 2018.</b> <b>2<sup>nd</sup> by LT</b> <b>Motion Approve Vote 5-0</b>  <b>Motion by MH to approve Alternative One Bob Hogue for \$2385.00 plus a 10% contingency of \$238.50 for a total of \$2623.50.</b> <b>2<sup>nd</sup> by LT</b> <b>Motion Approve Vote 5-0</b>
<b>19-115</b>	Discussion: January 2018 Bear Tracks Board Article due on December 19, 2018
<b>19-116</b>	Discussion: 2018 Volunteer Appreciation Dinner on January 24, 2019

**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, Kathleen Chattin. 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.

Members:  
John McGuffey – 3471-032 John addressed the BOD regarding his opposition to the proposed rule changes. He is requesting an IDR to resolve the differences to this. He presented a written request for an IDR.

Fiona Nelson asked what the IDR process is.

**G. SUMMARY OF TODAY'S FOLLOW UPS**

No follow-ups.

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

- No Special Monthly Board Meetings in November and December
- Regular Monthly Board Meeting, Tuesday, December 18, 2018 at 6:00 PM, OTCC Reception Area (Closed Executive Session prior to the Open Meeting)
- BVCSD/BVSA Liaison Meeting, Tuesday, December 11, 2018 at 9:00 AM, BVCSD

**NOTICES**

- Closed Executive Session Board Meeting on November 20, 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 – None
  - ECC Matters – None
  - Litigation/Legal Matters – None
  - Contracts – None
  - Delinquent Assessments – 3 items
  - 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: Adjourned @ 6:40 PM**

**Board Approval on December 18, 2019**

*Anita Bauer*

**Board Secretary**