



# Bear Valley Springs Association Board of Directors

## Regular Monthly Meeting

Tuesday, July 18, 2017 at 6:00 PM

OTCC Reception Area

Open to All  
Members

### MINUTES

#### A. ANNOUNCEMENTS

1. **Call to Order – Pledge of Allegiance** conducted by President Larry Thompson @ 6:00 PM
2. **Roll Call**  
**Board Present:** President Larry Thompson, Vice President Julia Stavlo, Treasurer Guy Munday, Director Todd Lander and Director Rebecca Penrose  
**Staff Present:** General Manager Cheraemy Krueger, Board Secretary Kathleen Chattin, Project Manager Debbie Shryock and Controller Wesley Shryock
3. **Declaration of Intent to Tape the Meeting** read into the record by President Larry Thompson.

#### B. ADMINISTRATIVE & PROCEDURAL MATTERS / CORRESPONDENCE

<u>Item #</u>	<u>Item</u>
18-034	<b>Approval of the Agenda - July 18, 2017 Regular Meeting Agenda</b> <b>MOTION</b> by TL to approve the July 18, 2017 Regular Meeting Agenda as presented. 2 <sup>nd</sup> by JS <b>Motion approved without objection 4-0. (RP not present for the vote)</b>
18-035	<b>Approval of Minutes - June 20, 2017 Regular Meeting Minutes</b> <b>MOTION</b> by JS to approve the June 20, 2017 Regular Meeting Minutes as presented. 2 <sup>nd</sup> by GM <b>Motion approved without objection 5-0.</b>
18-036	<b>Reading of the Executive Session Report</b> into the record by President Thompson. <ul style="list-style-type: none"><li>▪ Regular Meeting 06/20/17</li><li>▪ Special Meeting 06/26/17</li></ul>
18-037	<b>Receive and File Various Committee Reports</b> <ul style="list-style-type: none"><li>▪ Food Service Advisory Committee – 06-01-17</li><li>▪ Finance Advisory Committee – 05-24-17</li><li>▪ Golf Advisory Committee – 06-06-17</li></ul> <b>MOTION</b> by JS to receive and file the various committee reports as presented. 2 <sup>nd</sup> by RP <b>Motion approved without objection 5-0.</b>
18-038	<b>Treasurer’s Report</b> read into the record and filed as received by Treasurer Guy Munday.

#### C. GENERAL MANAGER

<u>Item #</u>	<u>Item</u>
18-039	<b>Controller’s Report</b> read into the record and filed as received by Controller Wesley Shryock.
18-040	<b>Amenity Highlights and Challenges</b> read into the record and filed as received by General Manager Cheraemy Krueger

#### D. MEMBER COMMENTS

Fiona Nelson – 3417-063 – Lower valley floor trail grading for carriage driving, possibly similar to the Nature Path.

John Casdorf – 3471-648 – Thank you to Cheramy Krueger for the encouragement, hard work and diligence with working the trails in the right direction.

**E. CONSENT CALENDAR – 3 items**

<b>18-041</b>	2016-2017 Board of Directors Board Meeting Schedule
<b>18-042</b>	2016-2017 Board of Directors Operational Calendar
<b>18-043</b>	BVSA Follow Up Items list
	<b>MOTION</b> by JS to approve the Consent Calendar agenda items as presented. 2 <sup>nd</sup> by RP <b>Motion approved without objection 5-0.</b>

**F. BOARD BUSINESS ACTION ITEMS – 17 items**

<b>Item #</b>	<b><u>Item</u></b>
<b>18-044</b>	<b>Discussion: Facts Page for the bvsa.org website</b> JS presented the suggestion that a Facts Page be added to the bvsa.org website.
<b>18-045</b>	<b>Discussion: Range Re-Opening</b> CK presented the latest schedule completions and items yet to be accomplished.
<b>18-046</b>	<b>Discussion and Approval: Request for Approval of Recognized Club Status – Old Guys Poker Club – Steve Walsh</b> <b>MOTION</b> by JS to approve the Old Guys Poker Club request for recognized club status. 2 <sup>nd</sup> by TL <b>Motion approved without objection 5-0.</b>
<b>18-047</b>	<b>Discussion: Reserve Items List – 2015/2016 and 2016/2017 Comparison</b> DS presented the reserve items status comparing 09/2016 – 09/2017 to the 09/2015 – 09/2016 data.
<b>18-048</b>	<b>Discussion and Approval: Reserve CER for Wading Pool Heater</b> <b>MOTION</b> by RP to approve Alternative One, Pool Supply Unlimited for a total NTE price of \$1,724.10 to be funded from the reserve fund. 2 <sup>nd</sup> by JS <b>Motion approved without objection 5-0.</b>
<b>18-049</b>	<b>Discussion and Approval: Reserve CER for Pool Heater</b> <b>MOTION</b> by TL to approve Alternative One, Pool Supply Unlimited, for \$8,868.16 plus a 10% contingency of \$886.81 for a total NTE price of \$9,754.97 to be funded from the reserve fund. 2 <sup>nd</sup> by RP <b>Motion approved without objection 5-0.</b>
<b>18-050</b>	<b>Discussion and Approval: Reserve CER for Fence/Gates/Rail – Whiting Center</b> <b>MOTION</b> by RP to approve Alternative One, Ranch Supply, for \$1,654.76 and BVSA Maintenance Department labor of \$1,545.24 for a total NTE price of \$3,200 to be funded from the reserve fund. 2 <sup>nd</sup> by GM <b>Motion approved without objection 5-0.</b>
<b>18-051</b>	<b>Discussion and Approval: Reserve CER for Lakes – Treatment for Cattails</b> <b>MOTION</b> by TL to approve Alternative One, Arch Chemicals, Inc., for a total NTE price of \$1,500 to be funded from the reserve fund. 2 <sup>nd</sup> by RP

	<b>Motion approved without objection 5-0.</b>
<b>18-052</b>	<p><b>Discussion and Approval: Reserve CER for Whiting Center Lobby Monitor</b>  <b>MOTION</b> by TL to approve Alternative One, Amazon, for \$194.82 plus a 10% contingency of \$19.48, for a total NTE price of \$214.30 to be funded from the reserve fund.                  2<sup>nd</sup> by RP  <b>Motion approved without objection 5-0.</b></p>
<b>18-053</b>	<p><b>Discussion and Approval: Reserve CER for Whiting Center Green Room Television</b>  <b>MOTION</b> by TL to approve Alternative One, Best Buy, for \$229.99, plus a 10% contingency of \$22.99 for a total NTE price of \$252.98 to be funded from the reserve fund.                  2<sup>nd</sup> by JS  <b>Motion approved without objection 5-0.</b></p>
<b>18-054</b>	<p><b>Discussion and Approval: Reserve CER for Whiting Center Game Room Television</b>  <b>MOTION</b> by TL to approve Alternative One, Best Buy, for \$349.99, plus a 10% contingency of \$34.99 for a total NTE price of \$384.98 to be funded from the reserve fund.                  2<sup>nd</sup> by RP  <b>Motion approved without objection 5-0.</b></p>
<b>18-055</b>	<p><b>Discussion and Approval: Reserve CER for OTCC Furniture-Banquet Hall-Foyer</b>  <b>MOTION</b> by TL to approve Alternative One, Beaufrun, LCC, for \$6,876.27 plus a 10% contingency of \$687.62 for a total NTE price of \$7,563.89 to be funded from the reserve fund.                  2<sup>nd</sup> by RP  <b>Motion approved without objection 5-0.</b></p>
<b>18-056</b>	<p><b>Discussion and Approval: Reserve CER for Re-Sealing &amp; Stripping Gym Floor Revision</b>  <b>MOTION</b> by TL to rescind the Reserve CER approved on February 21, 2017: “<b>MOTION</b> by RH to approve Alternative One, Pacific Floor Company, for \$4,875.00 plus a 10% contingency of \$487.50 for a total NTE price of \$5,362.80 to be funded from the reserve fund”.                  2<sup>nd</sup> by LT  <b>Motion approved without objection 4 – 1(GM recused himself.)</b>  <b>MOTION</b> by TL to approve Alternative One, Pacific Floor Company, for \$5,625 plus a 10% contingency of \$562.50 for a total NTE price of \$6,187.50 to be funded from the reserve fund.                  2<sup>nd</sup> by RP  <b>Motion approved without objection 4 – 1(GM recused himself.)</b></p>
<b>18-057</b>	<p><b>Discussion and Approval: MCDB Changes</b>  <b>MOTION</b> by JS to approve the MCDB Changes as presented.                  2<sup>nd</sup> by RP  <b>Motion approved without objection 5-0.</b></p>
<b>18-058</b>	<p><b>Discussion: September 2017 Bear Tracks Board Article due on August 15, 2017</b>                  JS will do the Board Article in the September 2017 Bear Tracks.</p>
<b>18-059</b>	<p><b>Discussion: Next Town Hall Meeting Tuesday, September 12, 2017</b>                  TL requested that the BVSA Board change the Town Hall Meeting date from October 10,</p>

2017 to September 12, 2017 due to concerns that the membership has been requesting an Open Forum with questions for the BVSA and BVCSD Boards.
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**G. SUMMARY OF TODAY’S FOLLOW UPS**

1. KC to work on the FAQ page for the website.
2. KC to add Discussions of 2017-2018 Board Goals and Board Amenity Tours to the July 24, 2017 Board Meeting Agenda.
3. KC to change the date for the Town Hall Meeting from October 10, 2017 to September 12, 2017, Open Forum, and request that Kristy McEwen to put on the Liaison Meeting Calendar for approval.
4. CK to research finding a place for the Carriage Club to drive in the Lower Valley.

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

- Special Monthly Board Meeting, Monday, July 24, 2017 at 1:00 PM, BVSA Conference Room
- BVCSD/BVSA Liaison Meeting, Thursday, July 27, 2017 at 11:00 AM, BVCSD
- Regular Monthly Board Meeting, Tuesday, August 15, 2017 at 6:00 PM, OTCC Reception Area (Closed Executive Session prior to the Open Meeting)

**NOTICES**

- Closed Executive Session Board Meeting on July 18, 2017 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 – 2 items
  - ECC Matters – None
  - Litigation/Legal Matters – None
  - Contracts – None
  - Delinquent Assessments – 1 item
  - 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 @ 7:50 PM**

**BOARD APPROVAL:**

August 15, 2017

Date

*Kathleen Chattin*

Kathleen Chattin – Secretary  
Bear Valley Springs Association