



Bear Valley Springs Association Board of Directors
Regular Monthly Meeting
 Tuesday, August 15, 2017 at 6:00 PM
 OTCC Reception Area

**Open to All
Members**

AGENDA

A. ANNOUNCEMENTS

- 1. Call to Order – Pledge of Allegiance** conducted by President Larry Thompson @ 6:03 PM
- 2. Roll Call**
Board Present: President Larry Thompson, Vice President Julia Stavlo, Treasurer Guy Munday, and Director Rebecca Penrose
Board Absent: Director Todd Lander
Staff Present: General Manager Cheramy Krueger, Environmental Control Manager Debbie Shryock, and Board Secretary Kathleen Chatten
- 3. Declaration of Intent to Tape the Meeting** – read into the record by President Thompson.

B. ADMINISTRATIVE & PROCEDURAL MATTERS / CORRESPONDENCE

| <u>Item #</u> | <u>Item</u> |
|---------------|---|
| 18-060 | Approval of the Agenda August 15, 2017 Regular Meeting Agenda MOTION by JS to approve the August 15, 2017 Regular Meeting Agenda as presented. 2 nd by RP Motion approved without objection 4-0. |
| 18-061 | Approval of Minutes July 18, 2017 Regular Meeting Minutes MOTION by GM to approve the July 18, 2017 Regular Meeting Minutes as presented. 2 nd by RP Motion approved without objection 4-0. |
| 18-062 | Reading of the Executive Session Report – read into the record by President Thompson. <ul style="list-style-type: none"> ▪ Regular Meeting 07/18/17 ▪ Special Meeting 07/24/17 |
| 18-063 | Receive and File Various Committee Reports <ul style="list-style-type: none"> ▪ Equestrian Advisory Committee – 06-05-17 ▪ Finance Advisory Committee – 06-28-17 ▪ Golf Advisory Committee – 07-11-17 ▪ Rules Advisory Committee – 05-02-17 ▪ Food Service Advisory Committee – 07-06-17 MOTION by JS to receive and file the various committee reports as presented. 2 nd by GM Motion approved without objection 4-0. |
| 18-064 | Treasurer’s Report – presented by Treasurer Guy Munday and received and filed into the record. |

C. GENERAL MANAGER

| <u>Item #</u> | <u>Item</u> |
|---------------|---|
| 18-065 | Controller’s Report presented by Controller Wesley Shryock and received and filed into the record. |

| | |
|---------------|--|
| 18-066 | Amenity Highlights and Challenges presented by General Manager Cheramly Krueger and received and filed into the record. |
|---------------|--|

D. MEMBER COMMENTS

Judy Walsh – 3430-047 – Equestrian Trails Recognized as a Separate Amenity

E. CONSENT CALENDAR – 6 items

| | |
|---------------|--|
| 18-067 | 2017-2018 Board of Directors Board Meeting Schedule |
| 18-068 | 2017-2018 Board of Directors Operational Calendar |
| 18-069 | BVSA Follow Up Items list |
| 18-070 | Approval to Post Proposed BVSA Rule Changes to Article 13, Rifle and Trap Range, All Sections |
| 18-071 | Approval to Post Adopted BVSA Rule Changes to Article 8, Cub Lake and Fishing at Cub and Four-Island Lakes, Section 801, Fishing, Sub-Sections (b), (e), (h), and (i) |
| 18-072 | Approval to Post Adopted BVSA Rule Changes to Article 9, Section 900, Boating Equipment, Sub-Section (a), (d), and (e), Section 901, Safety, Sub-Sections (b), (d), and (e), and Section 902, Member Responsibilities, Sub-Section (i) and (n) |
| | MOTION by JS to accept the Consent Calendar as presented. 2 nd by LT Motion approved without objection 4-0. |

F. BOARD BUSINESS ACTION ITEMS – 11 items

| Item # | <u>Item</u> |
|---------------|---|
| 18-073 | Discussion: Range Re-Opening CK presented the present status of the Range Re-Opening. |
| 18-074 | Discussion and Approval: 2018 Schedule of Events for the Annual Election MOTION by LT to approve the 2018 Schedule of Events for the Annual Election. 2 nd by JS Motion approved without objection 4-0. |
| 18-075 | Discussion and Approval: Reserve CER for Pergola Shade Cover – Repair Maintenance MOTION by JS to approve Alternative One, Home Depot, for Material and Maintenance for Labor for \$7,900 plus a 10% contingency of \$790 for a total NTE price of \$8,690 to be funded from the Reserve Fund. 2 nd by RP Motion approved without objection 4-0. |
| 18-076 | Discussion and Approval: Reserve CER for Golf Course Tree Allowance MOTION by JS to approve Alternative One, Chriso’s Tree Trimming, for \$2,350 plus a 10% contingency of \$235 for a total NTE price of \$2,585 to be funded from the Reserve Fund. 2 nd by RP Discussion: GM asked about the tree stumps that haven’t been removed yet. Motion approved without objection 4-0. |
| 18-077 | Discussion and Approval: Reserve CER for Massey Ferguson With Box Blade MG presented the CER. MOTION by JS to approve Alternative Three, Berchtold Equipment Company, for a total |

| | |
|---------------|--|
| | NTE price of \$47,726.25 to be funded from the Reserve Fund. 2 nd by RP Motion approved without objection 4-0. |
| 18-078 | Discussion and Approval: Reserve CER for TR3 Arena Rake MOTION by GM to approve Alternative One, ABI Attachments, for \$4,595 plus a 10% contingency of \$459.50, for a total NTE price of \$5,054.50 to be funded from the Reserve Fund. 2 nd by JS Motion approved without objection 4-0. |
| 18-079 | Discussion and Approval: Reserve CER for Mulligan Room Swamp Cooler MOTION by JS to approve Alternative One, BVSA Facilities Maintenance, for a NTE total price of \$3,499.83 to be funded from the Reserve Fund. 2 nd by GM Motion approved without objection 4-0. |
| 18-080 | Discussion and Approval: Reserve CER for Paint Interior – Restaurant and Foyer MOTION by JS to approve Alternative One, Home Depot, for materials, and Facilities Maintenance for labor, for \$5,300 plus a 10% contingency of \$530 for a total NTE price of \$5,830 to be funded from the Reserve Fund. 2 nd by RP Motion approved without objection 4-0. |
| 18-081 | Discussion and Approval: Reserve CER for Amenity Tree Allowance MOTION by JS to approve Alternative One, Chriso’s Tree Trimming, for a total NTE price of \$2,000 to be funded from the Reserve Fund. 2 nd by RP Motion approved without objection 4-0. |
| 18-082 | Discussion: October 2017 Bear Tracks Board Article due on September 20, 2017 GM to write the article for September 20, 2017 |
| 18-083 | Discussion: Next Town Hall Meeting Tuesday, September 12, 2017 TL discussed the meeting and agreed that he, RH or JS would represent the BVSA Board. |

G. SUMMARY OF TODAY’S FOLLOW UPS

1. DS to ask Brandon Haynes about removal of the tree stumps on the golf course.
2. KC to add “Reserve CER for Amenity Tree Allowance” to the August 21, 2017 agenda.
3. KC to add “August 24th Board Tour of the Lakes and Whiting Center” to the August 21, 2017 agenda.

H. ANNOUNCE UPCOMING MEETINGS AND NOTICES

MEETINGS

- Special Monthly Board Meeting, Monday, August 21, 2017 at 1:00 PM, BVSA Conference Room
- BVCSD/BVSA Liaison Meeting, Thursday, August 24, 2017 at 11:00 AM, BVCSD
- Regular Monthly Board Meeting, Tuesday, September 19, 2017 at 6:00 PM, OTCC Reception Area (Closed Executive Session prior to the Open Meeting)

NOTICES

- Closed Executive Session Board Meeting on August 15, 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 – 3 items

ECC Matters – None
Litigation/Legal Matters – None
Contracts – None
Delinquent Assessments – None
Personnel Matters – None
Compliance Officer Report – None

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

I. ADJOURN REGULAR MONTHLY MEETING @ 7:10 PM

BOARD APPROVAL:

September 19, 2017

Date

Kathleen Chattin

Kathleen Chattin – Secretary
Bear Valley Springs Association