



Bear Valley Springs Association Board of Directors

SPECIAL BOARD MEETING

Monday, September 25, 2017 at 1:00 PM

BVSA Conference Room

MINUTES

Open to All
Members

A. ANNOUNCEMENTS:

- 1. Call to Order and Pledge of Allegiance conducted by President Larry Thompson @ 1:07 PM**
- 2. Roll Call**
Board Present: President Larry Thompson, Vice President Julia Stavlo, Treasurer Guy Munday, Director Rebecca Penrose and Director Todd Lander
Staff Present: General Manager Cheramy Krueger, Project Manager Debbie Shryock and Board Secretary Kathleen Chattin
- 3. Intent to Tape the Meeting** read into the record by President Larry Thompson and filed and received as presented.
- 4. Board Comments/Announcements**

B. ADMINISTRATIVE & PROCEDURAL MATTERS / CORRESPONDENCE:

- 1. Approval of Agenda:**
September 19, 2017 Special Board Meeting Agenda
MOTION by JS to approve the September 19, 2017 Special Board Meeting Agenda as presented.
2nd by RP
Motion approved without objection 5-0.
- 2. Notice of Special Executive Session Board Meeting after the Open Session:**
Executive Session Board Meetings are confidential and therefore **CLOSED** to the membership. The BVSA Board of Directors will be holding a Special Executive Session Board Meeting immediately following open session conducting business that falls within the following categories:
 - Member Items/ECC Matters – 10 items
 - Litigation/Legal Matters – 1 item
 - Contracts – None
 - Delinquent Assessments – 24 items
 - Personnel Matters – 1 item
 - Whistleblower – None
- 3. Approval of Minutes:**
August 21, 2017 Special Board Meeting Minutes
MOTION by TL to approve the August 21, 2017 Special Board Meeting Minutes as presented.
2nd by RP
Motion approved without objection 5-0.

C. MEMBER COMMENTS:

D. BOARD BUSINESS / ACTION ITEMS: 7 items

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| 1. Discussion and Approval: Liability and Umbrella Insurance Policy
CK presented the CERs for Liability and Umbrella Insurance Policies.
MOTION by RP to approve the \$145,407 Commercial Insurance Program as presented.
2 nd by TL
Motion approved without objection 5-0.
MOTION by JS to approve \$17,130 for the Directors' and Officers' Liability Insurance Policy as presented. |
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	<p>2nd by TL Motion approved without objection 5-0.</p>
2.	<p>Discussion and Approval: Reserve CER for Milano Arena – Excavation and Compacting DS presented the CER. MOTION by TL to approve Alternative One, Redding Excavation, for a total cost of \$14,780 plus a 10% contingency of \$1,478 for a NTE total price of \$16,258 to be funded from the Reserve Fund. 2nd by JS Discussion: TL asked if there would be any change to the configuration during the excavation and compacting and DS replied that there would not be any changes. Motion approved without objection 5-0.</p>
3.	<p>Discussion and Approval: Reserve CER for Equestrian Center Kubota Tractor Butch Bolterman presented the CER, including the rationale for the purchase of a new tractor. MOTION by JS to approve Alternative One, Berchtold Equipment, for \$40,077.18 plus a 10% contingency of \$4,007.71 for a total NTE price of \$44,084.89 to be funded from the Reserve Fund. 2nd by TL Motion approved without objection 5-0.</p>
4.	<p>Discussion and Approval: Reserve CER for Jacobsen GA 24 Aerator Brandon Haynes and DS presented the CER. MOTION by TL to approve Alternative One, Toro Turf Star Western, for a total of \$27,931.11 to be funded from the Reserve Fund. 2nd by GM Motion approved without objection 5-0.</p>
5.	<p>Discussion and Approval: MCDB Changes MOTION by TL to approve the MCDB Changes as recommended by the Finance Advisory Committee. 2nd by RP Motion approved without objection 5-0.</p>
6.	<p>Discussion: 2017-2018 Board Goals TL requested that “Lake Quality Plan-Future Considerations” be added to the General Manager goals. CK stated that she would like to use Jane Baron’s suggestions from her email as future considerations, in addition to “DFAC Funds to Improve the Lake Quality”. TL also requested that “GM Telecommuting” be added to the GM contract and that a requirement for an Assistant GM for support to Staff and the Board when the GM isn’t on site be added to the Board Goals.</p>
7.	<p>Discussion: 2017-2018 Board Amenity Tour Monday, October 2, 2017, Board Tour of the Lakes, Golf Course and Maintenance; Lunch at the Mulligan Room; Tour of the OTCC, Pools, Tennis and Pickleball Courts and Whiting Center. Meet at the BVSA Office at 10:30 AM to begin the tour.</p>

E. FOLLOW UP ITEMS FROM TODAY’S MEETING:

1. TL requested that Lake Quality Plan of future considerations be added to the General Manager goals.
2. TL also requested that “GM Telecommuting” be added to the GM contract and that a requirement for an Assistant GM for support to Staff and the Board when the GM isn’t on site be added to the Board Goals.
3. CK will formalize the Board Goals and send them out for approval by the Board.

F. ANNOUNCE UPCOMING MEETINGS:

BVCSD/BVSA Board Liaison Meeting, Thursday, September 28, 2017 at 11:00 AM, BVCSD Office
Regular Meeting, Tuesday, October 17, 2017 at 6:00 PM, OTCC Reception Area

Special Board Meeting, September 25, 2017

Special Meeting, Monday, October 23, 2017 at 1:00 PM, BVSA Conference Room

G. ADJOURN SPECIAL MEETING @ 2:10 PM

BOARD APPROVAL:

October 23, 2017

Date

Kathleen Chattin

Kathleen Chattin – Secretary
Bear Valley Springs Association