



**Bear Valley Springs Association Board of Directors**  
**Regular Monthly Meeting**  
 Tuesday, October 17, 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, Secretary Todd Lander and Director Rebecca Penrose  
**Staff Present:** General Manager Cheryn Krueger, Controller Wesley Shryock, Project Manager Debbie Shryock, and Administrative Assistant Kathleen Chattin
- 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>
<b>18-109</b>	<b>Approval of the Agenda</b> October 17, 2017 Regular Meeting Agenda <b>MOTION</b> by TL to approve the October 17, 2017 Regular Open Meeting Agenda as presented. 2 <sup>nd</sup> by RP <b>Motion approved without objection 4-0.</b>
<b>18-110</b>	<b>Approval of Minutes</b> September 19, 2017 Regular Meeting Minutes <b>MOTION</b> by GM to approve the October 17, 2017 Regular Executive Session Agenda as presented. 2 <sup>nd</sup> by RP <b>Motion approved without objection 4-0.</b>
<b>18-111</b>	<b>Reading of the Executive Session Report</b> read into the record by President Larry Thompson. <ul style="list-style-type: none"> <li>▪ Regular Meeting 08/15/17</li> <li>▪ Special Meeting 08/21/17</li> </ul>
<b>18-112</b>	<b>Receive and File Various Committee Reports</b> <ul style="list-style-type: none"> <li>▪ Equestrian Advisory Committee – 08-07-17</li> <li>▪ Golf Advisory Committee – 09-05-17</li> <li>▪ Recreation Advisory Committee – 09-06-17</li> </ul> <b>MOTION</b> by RP to approve the various committee reports as presented to be received and filed into the record. 2 <sup>nd</sup> by TL <b>Motion approved without objection 4-0.</b>
<b>18-113</b>	<b>Treasurer’s Report</b> – Presented by Treasurer Guy Munday and received and filed as presented.

**C. GENERAL MANAGER**

<u>Item #</u>	<u>Item</u>
<b>18-114</b>	<b>Controller’s Report</b> – Presented by Controller Wesley Shryock and received and filed as presented.

<b>18-115</b>	<b>Amenity Highlights and Challenges – Presented by</b> General Manager Cheramy Krueger and received and filed as presented.
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**D. MEMBER COMMENTS**

3440-063 – Peter Balian and Hilda Jimenez – ECC Hearing regarding Accessory Structure on their property.

**E. CONSENT CALENDAR – 3 items**

<b>18-116</b>	2017-2018 Board of Directors Board Meeting Schedule
<b>18-117</b>	2017-2018 Board of Directors Operational Calendar
<b>18-118</b>	BVSA Follow Up Items list
	<b>MOTION</b> by JS to approve the Consent Calendar items as presented. 2 <sup>nd</sup> by RP <b>Motion approved without objection 5-0.</b>

**F. BOARD BUSINESS ACTION ITEMS – 8 items**

<b>Item #</b>	<b><u>Item</u></b>
<b>18-119</b>	<b>Discussion: Reed and Cattail Abatement – Cub and Four Island Lakes</b> CK stated that the work will be completed at the end of this week and that the property owners are very grateful that the work is being done.
<b>18-120</b>	<b>Discussion and Approval: Bear Valley Community Services District request to utilize \$75,000 of the TVPRD/DFAC Funds for repair of water lines from wells to the lakes.</b> CK stated that the request for \$75,000 TVPRD/DFAC funds which came verbally from the BVCS D Board and BVCS D General Manager in the Liaison Meeting in September for repair and maintenance of the wells and water lines to the lakes. The BVCS D stated in an email to the BVSA that they did not feel a bid was necessary at this time. The BVSA Board requested a written request from the BVCS D Board.
<b>18-121</b>	<b>Discussion and Approval: Audit Results for Fiscal Year 2016-2017</b> WS presented the audit results for FY 2016-2017. <b>MOTION</b> by TL to post the Audit Results for Fiscal Year 2016-2017 in the Annual Audit Report to the membership. 2 <sup>nd</sup> by GM <b>Motion approved without objection 5-0.</b>
<b>18-122</b>	<b>Discussion and Approval: Reserve CER for EZ Go ST – 400 Gas Utility Vehicle</b> BH presented the CER. <b>MOTION</b> by TL to approve Alternative Two, Jacobsen Southern California, for a total NTE price of \$8,740.18 to be funded from the Reserve Fund. 2 <sup>nd</sup> by LT <b>Motion approved without objection 5-0.</b>
<b>18-123</b>	<b>Discussion and Approval: Reserve CER for Feeders – Equestrian Center</b> DS presented the CER. <b>MOTION</b> by TL to approve Alternative One, Hemme Hay & Feed, Inc., for \$2,531.10 plus a 10% contingency of \$253.11 for a total NTE price of \$2,784.21 to be funded from the reserve fund. 2 <sup>nd</sup> by GM <b>Motion approved without objection 5-0.</b>

<b>18-124</b>	<b>Discussion and Approval: Reserve CER for Jacobsen Groom Master</b> <b>MOTION</b> by GM to approve Alternative Three, Belkorp Ag, LLC, for \$13,414.01 plus a 10% contingency of \$1,341.40 for a total NTE price of \$14,755.41 to be funded from the Reserve Fund. 2 <sup>nd</sup> by TL <b>Motion approved without objection 5-0.</b>
<b>18-125</b>	<b>Discussion: December 2017 Bear Tracks Board Article due on November 22, 2017</b> TL will be writing the article for December.
<b>18-126</b>	<b>Discussion: BVSA Board Tour - Equestrian Center and Whiting Center</b> KC to add this Board Tour at the Special

**G. SUMMARY OF TODAY’S FOLLOW UPS:**

1. CK was asked to notify the BVCSD General Manager that the BVSA Board requested a written request from the BVCSD Board for the \$75,000 TVPRD/DFAC funds that they requested verbally in the BVCSD/BVSA Liaison Meeting on September 28, 2017.
2. KC to add Peter Balian to the October 23, 2017 Special Meeting agenda.
3. KC to add this Board Tour to the October 23, 2017 Special Meeting agenda.
4. TL requested that the Finance reports be changed from red to another color and to add Pickleball to the charts.

**H. ANNOUNCE UPCOMING MEETINGS AND NOTICES**

**MEETINGS**

- Special Monthly Board Meeting, Monday, October 23, 2017 at 1:00 PM, BVSA Conference Room
- BVCSD/BVSA Liaison Meeting, Thursday, October 26, 2017 at 11:00 AM, BVCSD
- Regular Monthly Board Meeting, Tuesday, November 21, 2017 at 6:00 PM, OTCC Reception Area (Closed Executive Session prior to the Open Meeting)

**NOTICES**

- Closed Executive Session Board Meeting on October 17, 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 – 1 item
  - ECC Matters – None
  - Litigation/Legal Matters – 1 item
  - Contracts – 1 item
  - Delinquent Assessments – None
  - 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 @ 7:04 PM**

November 21, 2017

Date

***Anita Bauer***

Anita Bauer – Secretary  
Bear Valley Springs Association