



Bear Valley Springs Association Board of Directors
Regular Monthly Meeting
 Tuesday, January 15, 2019 at 6:00 PM
 Oak Tree Country Club
MINUTES

Open to All Members

A. ANNOUNCEMENTS –

1. **Call to Order – Pledge of Allegiance @6:00 PM**
2. **Roll Call –**

Board Members Present: President Todd Lander, Vice-President Larry Thompson, Treasurer, Guy Munday, Director Monique Herbst

Board Members Absent: Director Jim Panek

Staff Present: General Manager Cheramy Krueger, Admin Asst. Anita Bauer, Project Manager Debbie Shryock, Controller Wesley 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).

4. **Board Comments & Announcements:**

TL stated the ABC license situation with a member call in and the BOD has applied for a new license.

B. ADMINISTRATIVE & PROCEDURAL MATTERS / CORRESPONDENCE

Item #	Item
19-140	Approval of the Agenda <ul style="list-style-type: none"> ▪ January 15, 2019 Regular Meeting Agenda Motion by LT to approve the amended agenda for January 15, 2019 to add item #19-158: Emergency Rule concerning Mulligan room. 2nd by GM Motion Approved 4-0
19-141	Approval of Minutes <ul style="list-style-type: none"> ▪ December 18, 2018 Regular Meeting Minutes Motion by GM to approve the regular meeting minutes of December 18, 2019. 2nd by LT Motion Approved 4-0
19-142	Reading of the Executive Session Reports <ul style="list-style-type: none"> ▪ Regular Meeting 12-18-18 Read into the record by TL and received as presented and filed.
19-143	Receive and File Various Committee Reports <ul style="list-style-type: none"> ▪ Golf Advisory Committee – 11-06-18 ▪ Equestrian Advisory Committee- 12-03-18 ▪ Recreation Advisory Committee – 12-05-18 ▪ Rules Advisory Committee – 10-02-18 ▪ Finance Advisory Committee – 10-17-18 Motion by LT to receive and file the above presented minutes of the GAC, EAC, RAC, Rules and FAC committees for the dates listed above. 2nd by MH Motion Approved 4-0

19-144	Treasurer’s Report Read into the record by GM and received and filed as presented.
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C. GENERAL MANAGER

<u>Item #</u>	<u>Item</u>
19-145	Controller’s Report Read into the record by WS and received and filed as presented.
19-146	Amenity Highlights and Challenges CK gave an overview of the December highlights and challenges. Joint website and community surveys for a better view of the member’s needs. Trees were planted on the nature path by volunteers. The recreation booklet was completed and breakfast with Santa was a huge success. She also gave an overview as to the total number of ECC violations YTD. F&B covers were presented. The usage at the various amenities was also presented.

D. CONSENT CALENDAR – 5 items

19-147	2018-2019 Board of Directors Board Meeting Schedule
19-148	2018-2019 Board of Directors Operational Calendar
19-149	BVSA Follow Up Items list
19-150	Discussion and Approval: Approval for Posting of Proposed Rule Change to BVSA Rules – Article 17- Enforcement of Association Rules, By-Laws and C&R’s Section 1703, subsection (a).
19-151	Discussion and Approval: Approval for Posting of Proposed Rule Change to BVSA Rules Article 3, General Rules for Amenities, Section 307, subsection (d), Guest Passes
	Motion by LT to accept the consent calendar as posted 2nd by GM Motion Approved 4-0

E. BOARD BUSINESS ACTION ITEMS – 6 items

<u>Item #</u>	<u>Item</u>
19-152	Discussion and Approval: Individual Request for Appointment to Food Service Advisory Committee: Tom Gilmartin Motion by LT to approve the request to appoint Tom Gilmartin to the FSAC. 2nd by TL Motion Approved 4-0
19-153	Discussion and Approval: Individual Request for Appointment to Food Service Advisory Committee: Hilary Gilmartin Motion by LT to approve the request to appoint Hilary Gilmartin 2nd by TL Motion Approved 4-0
19-154	Discussion and Approval: Individual Request for Appointment to ECC: Bob Howard Motion by LT to approve the appointment of Bob Howard to the ECC. 2nd by GM Motion Approved 4-0

<p>19-155</p>	<p>Discussion and Approval: Reserve CER for Dugout Shade at Beaubien Field Motion by GM to approve Alternative One Billet Barns for \$2,214.90 and BVSA labor (Whiting Center Staff) for \$320.00 for a total of \$2,534.00. The funds required for this project will be \$2,534.00 plus a 10% contingency of \$253.4 for a total of \$2,788.30 2nd by LT Harry Herbst 3557-077 is concerned about the wind load. Matt Bryant answered that these barns should be able to withstand winds of 100mph Motion Approved 4-0</p>
<p>19-156</p>	<p>Discussion and Approval: Reserve CER for Restrooms at Tennis Courts Motion by LT to approve Alternative One Materials \$2000.00 and BVSA Maintenance Labor \$2500. Plus a 10% contingency of \$450.00 for a total of \$4,950.00. 2nd by MH Motion Approved 4-0</p>
<p>19-157</p>	<p>Discussion: March 2018 Bear Tracks Board Article due on February 20, 2019 – Jim Panek</p>
<p>19-158</p>	<p>Discussion and Approval: Emergency Rule Change Motion by TL to approve an emergency rule change to article 3 section 305 I, to include the exclusion of the Mulligan Room and in accordance with the C&R's The Mulligan Room will be exempt from this rule allowing anyone with a valid gate pass to patronize without showing an amenity card. 2nd by LT Linda Coverdale addressed the BOD regarding the Mulligan room petition of 538 signatures. All are desiring for the Mulligan Room to be available to people without showing an amenity card. Katherine Jacobson: Wanted to add they only had 1 week to get these signatures but believe they would have gotten a lot more signatures. David De Andrea– wants to commend the BOD regarding the decision and wants th bar to be included in a rule change in the future. 8199-001 – he believes what has happened in this community over the last month is unacceptable. He believes the staff was put in the position of bending the rules. One property owner complained about a person being served and caused a social media campaign of misinformation. All of this was considered a victory to her but this was not a victory to the property owners. Good people have been turned away and we need to bring sanity back to this community Sandy Williams – stated that social media has been ugly. He doesn't see where the C&R's preclude anything we were doing in the past as being wrong. Sandy read a section of the C&R's. The BVSA rules need to be brought into conformity with the C&R's. All F&B should be allowed to be run according to the C&R's. A person who lost a family member wasn't even able to obtain the appropriate number of guest passes. Liz Burke – Her husband passed away and she had to change her memorial service for her dear husband. He lived here for over 20 years and she was not able to get all the RSVP's and guest passes that she needed and had to move his service to town. TL expressed his deep sorrow over Liz's loss and the problems she experienced. Kathy Kneer – She stated they are new to the valley and have been trying to figure out the valley and joined social media and was appalled. Safety, exclusivity and fiduciary concerns seemed to be the overall concern. She loves BVS the way it is and does not want it more exclusive. She stated BVS is not broken, wonders what are we trying to</p>

fix. She thanked the BOD for the change in the rule and appreciates the volunteer work that they do.

Art Ottinger – He wants to state his irritation with the amenity card checking. I have lived here for 27 years and they ask him for an amenity card at the gym every single day. After living here for decades they still need to ask every single day? He said, “It’s frustrating.”

3461-346 – Are there a lot of people abusing the amenities? TL answered there are some.

Fiona Nelson - hopefully there is a solution coming with the BVSA and CSD working together as soon as the technology is up and running.

Motion approved 4-0

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 Administrative Assistant, Anita Bauer. 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.

G. SUMMARY OF TODAY’S FOLLOW UPS

Staff to post the Notice of the Emergency Rule Change in the eBuzz and Bear Tracks and on bulletin boards and website.

H. ANNOUNCE UPCOMING MEETINGS AND NOTICES

MEETINGS

- Special Monthly Board Meeting, Monday, January 21, 2019 at 1:00 PM, BVSA Admin Office (Closed Executive Session to begin immediately following the Open Meeting)
- BVCS D/BVSA Liaison Meeting, Thursday, February 14, 2019 at 9:00 AM, BVCS D
- Regular Monthly Board Meeting, Tuesday, February 19, 2019 at 6:00 PM, Oak Tree Country Club (Closed Executive Session to begin at 1:00 PM prior to the Open Meeting)

NOTICES

- Closed Executive Session Board Meeting on January 15, 2019 began 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
 - Litigation/Legal Matters – None
 - Contracts – None
 - Delinquent Assessments – None
 - Personnel Matters – 3 items
 - Compliance Officer Report – None

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

I. ADJOURN REGULAR MONTHLY MEETING @ 7:24 pm