



Bear Valley Springs Association Board of Directors
Regular Monthly Meeting
 Tuesday, April 16, 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 Larry Thompson, Vice President Jim Panek,
 Director Guy Munday, Director Monique Herbst, Director Butch Reyburn
Staff Members Present: General Manager Chera My Krueger, Administrative Assistant
 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).

B. ADMINISTRATIVE & PROCEDURAL MATTERS / CORRESPONDENCE

Item #	Item
19-204	Approval of the Agenda <ul style="list-style-type: none"> ▪ April 16, 2019 Regular Meeting Agenda Motion by JP to approve the 4/16/19 regular meeting agenda. 2nd by MH Motion Approved VOTE 5-0
19-205	Approval of Minutes <ul style="list-style-type: none"> ▪ March 19, 2019 Regular Meeting Minutes ▪ March 27, 2019 FAC Joint Meeting Minutes ▪ March 28, 2019 FAC Joint Meeting Minutes ▪ April 3, 2019 FAC Joint Meeting Minutes Motion by GM to approve the above referenced minutes March 19, 2019 regular meeting, March 27, 2019 FAC Joint Meeting minutes, March 28, 2019 FAC Joint meeting minutes and the April 3, 2019 FAC Joint meeting minutes. 2nd by MH Motion Approved VOTE 5-0
19-206	Reading of the Executive Session Report <ul style="list-style-type: none"> ▪ Regular Meeting 03-19-19 ▪ Special Meeting 03-25-19 Read into the record by LT and received as filed .
19-207	Receive and File Various Committee Reports <ul style="list-style-type: none"> ▪ Golf Advisory Committee – 03-05-19 ▪ Recreation Advisory Committee – 03-06-19 ▪ Equestrian Advisory Committee – 03-04-19 Motion by BR to receive and file the above-mentioned reports. 2nd by JP Motion approved VOTE 5-0.

19-208	Treasurer’s Report Read into the record by GM and received as reported.
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C. GENERAL MANAGER

<u>Item #</u>	<u>Item</u>
19-209	Controller’s Report Read into the record by WS and received and filed as reported.

D. CONSENT CALENDAR – 11 items

19-210	2018-2019 Board of Directors Board Meeting Schedule
19-211	2018-2019 Board of Directors Operational Calendar
19-212	BVSA Follow Up Items list
19-213	2019-2020 BVSA Board of Directors Election “Record Date” (establishes who the property owner is on that date) - Proposed Record Date April 26, 2019
19-214	Approval to Adopt Proposed Changes in BVSA Rules, Article 3, Section 305, sub-section (i), Use of BVS Community Facilities and Common Areas
19-215	Approval to Adopt Proposed Changes to BVSA Rules, Article 11, Section 1100, Hours of Operation
19-216	Approval to Adopt Proposed Changes to BVSA Rules, Article 11, Section 1101, Attire
19-217	Approval to Adopt Proposed Changes to BVSA Rules, Article 17, Section 1702 Enforcement Procedures with Notice and Hearing
19-218	Approval to Adopt Proposed Changes to BVSA Rules Article 18, Amenity Special Activities Use by Individuals
19-219	Approval to Adopt Proposed Changes to ECC Rules, Section 214, Surveying
19-220	Approval to Adopt Proposed Changes to ECC Rules, Article VI, Violation Procedures
	Motion by GM to approve the consent calendar for April 16, 2019 2nd by JP Motion Approved VOTE 5-0

E. BOARD BUSINESS ACTION ITEMS – 9 items

<u>Item #</u>	<u>Item</u>
19-221	Discussion and Approval: Request for Recognized Club Status -Sew Beary Friendship Group Motion by JP to approve the Sew Beary Friendship group as a recognized group. 2nd by MH LT thanked them for their mission statement and his affirmation of a very good pursuit by the Sew Beary Friendship Club. Motion Approved VOTE 5-0
19-222	Discussion and Approval: 2019-2020 Annual BVSA Fiscal Year Budget LT gave a huge thank you to the Finance committee for their fervent efforts to prepare this budget for the Association. CK gave a summary of the 2019-2020 Annual budget. LT thanked the staff for their fervent efforts in putting the budget together. CK thanked the FAC for their volunteer hours. CK gave a summary of the Budget process and the success of last years budget. Motion by GM to approve the budget for \$5,554,678.00 2nd by JP JP stated we are looking to the future and the repairs needed to be done to protect this community. LT stated the fact that things are aging in this community and the costs are rising. JP stated we want to be financially responsible and cannot afford to take on any new amenities in order to be fiscally

	<p>responsible. Motion Approved VOTE 5-0</p>
19-223	<p>Discussion and Approval: 2019-2020 Annual BVSA Members Assessment CK gave a summary of the 2019-2020 assessment dollars of \$1600.00. needed from each property. LR asked about grants and a possibility of another gated exit. CK explained the process of how this number was calculated. Discussion continued about bad debt, the cost to the membership, what the procedure is to collect as much as possible. WS stated the best way to collect is to lien properties so that if/when the property is sold we will be paid. Motion by GM to approve the proposed assessment for 2019-2020 of \$1600.00 2nd by JP Motion Approved VOTE 5-0</p>
19-224	<p>Discussion and Approval: 2019-2020 Annual BVSA Fee Schedule CK gave an overview of the fee schedule as well as an explanation of the annual BVSA notification sent out as a Bear Tracks supplemental in May. Motion by JP to approve the 2019-2020 fee schedule as presented. 2nd by MH Motion Approved VOTE 5-0</p>
19-225	<p>Discussion and Approval: Reserve CER for Exterior Doors – Mulligan Room Motion by LT to approve the Alternative One USA Fire Door for \$1304.62 and BVSA Maintenance Labor for \$240.00 plus a 10% contingency of \$154.46 for a total of \$1699.08 to be funded from the reserve funds. 2nd by GM Motion Approved VOTE 5-0</p>
19-226	<p>Discussion and Approval: Reserve CER for Door- Whiting Center Equipment Room Motion by JP to approve the Alternative One USA Fire Door for \$1304.62 and BVSA Maintenance Labor for \$240.00 plus a 10% contingency of \$154.46 for a total of \$1699.08 to be funded from the reserve funds. 2nd by GM Motion Approved VOTE 5-0</p>
19-227	<p>Discussion and Approval: Reserve CER for Exterior Door- Office Admin Office Motion by GM to approve Alternative One USA Fire Door for \$1304.62 and BVSA Maintenance labor for \$240.00 plus a 10% contingency for a total of \$1699.08 to be funded from the reserve funds. 2nd by MH Motion Approved VOTE 5-0</p>
19-228	<p>Discussion: June 2019 Bear Tracks Board Article due on May 22, 2019 Jim Panek will write the article for the June Bear Tracks.</p>
19-229	<p>Discussion: 2019-2020 BVSA Meet the Candidates Night, Wednesday, May 15, 2019 at 6:30 PM</p>

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 Board Secretary, 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.

No member comments.

G. SUMMARY OF TODAY’S FOLLOW UPS

No follow-ups

H. ANNOUNCE UPCOMING MEETINGS AND NOTICES

MEETINGS

- Town Hall Meeting, Wednesday, April 17th, 2019 at 6:30 PM, Oak Tree Country Club
- Special Monthly Board Meeting, Monday, April 22, 2019 at 1:00 PM, BVSA Conference Room
- Regular Monthly Board Meeting, Tuesday, May 21, 2019 at 6:00 PM, Oak Tree Country Club (Closed Executive Session prior to the Open Meeting)
- Meet the Candidates Night, Wednesday, May 15th, 2019 at 6:30 PM, Oak Tree Country Club Reception Area

NOTICES

- Closed Executive Session Board Meeting on April 16, 2019 to begin at 9:00 AM (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/ECC Matters – 1 item
 - Litigation/Legal Matters – None
 - Contracts – 1 item
 - Delinquent Assessments – 1 item
 - Personnel Matters – 4 items
 - Compliance Officer Report – 1 item

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

I. ADJOURN REGULAR MONTHLY MEETING @6:59 PM

Board Approval: May 21, 2019

Anita Bauer

Anita Bauer

Board Secretary

Date: May 22, 2019