



# Bear Valley Springs Association Board of Directors

## SPECIAL BOARD MEETING

Monday, July 22, 2019 at 1:00 PM

BVSA Conference Room

## MINUTES

Open to All  
Members

### A. ANNOUNCEMENTS:

#### 1. Call to Order and Pledge of Allegiance @1:00 pm

#### 2. Roll Call

**Board Members Present: President James Panek, Vice President Monique Herbst, Treasurer Guy Munday, Director Butch Reyburn.**

**Board Members Absent: Director Larry Thompson**

**Staff Members Present: General Manager Wesley Shryock, Admin. Assistant Anita Bauer, Golf Maintenance Manager, Brandon Haynes.**

#### 3. 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

### B. ADMINISTRATIVE & PROCEDURAL MATTERS / CORRESPONDENCE:

#### 1. Approval of Agenda:

July 22, 2019 Special Board Meeting Agenda

Motion by GM to approve the July 22, 2019 Special Board meeting agenda.

2<sup>nd</sup> By BR

Motion Approved 4-0

#### 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 – 7 items
- Litigation/Legal Matters – None
- Contracts – 1 item
- Delinquent Assessments – None
- Personnel Matters – 1 item
- Whistleblower – None

#### 3. Approval of Minutes:

June 24, 2019 Special Board Meeting Minutes

Motion by MH to approve the June 24, 2019 Special Board meeting minutes.

2<sup>nd</sup> by GM

Motion Approved 4-0

### C. MEMBER COMMENTS:

Friends of Four Island Lake were in attendance but chose to speak during the board action item #D.1. WS thanked the membership for being available for lake clean-up this weekend. Despite the complaints on social media we want to make sure everyone knows the great efforts we are going to protect the lake and to promptly take care of this situation. WS also thanked Brandon Haynes and Mark Gonzalez for taking ownership over this problem and are making tireless efforts to get the work done that needs to be done. We truly appreciate their great efforts.

Brandon gave a brief explanation of the work that is being done, has been done this last weekend and the temporary aerators that are on their way to our area.

**D. BOARD BUSINESS / ACTION ITEMS:** 5 items

1.	<p>Discussion: Four Island Lake Water Quality- WS gave an update on the situation at 4-Island Lake. He thanked the volunteers profusely for their efforts. WS then proceeded to give the plan for reversing this situation. Brandon added some pertinent information regarding the discussion with the Marine Biologist. A temporary aerator is being installed immediately and then on-going efforts are being made to assess the specific needs of Four-Island and decisions to be made for future aeration. Immediate decisions include turning on the water pumps for aeration and a temporary aerator borrowed from IGM. Bio-Chemist and Marine Biologist are scheduled tomorrow and will help set up the system and give a proposed solution.</p> <p>Kim Clow- 3440-024 Gave a brief report of the efforts of the Friends of Four-Island. She reminded the BOD that there was a lake advisory committee in 2011 and 2012. She asked the BOD be more proactive than she has seen with past Directors. She asked that the BOD please remember what a valuable amenity Four-Island lake is to our community. She asked that an eBuzz alert go out from the Board of Directors to alert the public. JP said we are not looking for a temporary solution. We want to maintain what we have. We do not want to ignore this problem.</p> <p>Janet Fulks – 3435-114, She, being a biologist, handed out a photo that explaining this problem.</p> <p>Pat Fulks- A professor of biology at Bakersfield college said this is not a strange occurrence. Eutrophication (a natural process), ciltration and other environmental issues are an expected occurrence. Phosphorus goes in and stays there via external sources. Treating internal sources by aeration is what helps get rid of the excess phosphorous. Warm water has less oxygen. The warm water temps added to the phosphorous causes the algae to grow and create depleted oxygen. Aeration is the most common tool we have.</p> <p>Janet Fulks- She added there is more problems with excess phosphate. Riparian Barrier (plants planted at the edge of the lake) would help to provide a biological solution. Sulfur, nitrogen and phosphorous is the main ingredients in fertilizers that are used on the golf course. Insoluble</p> <p>Linda Flores – asked if there are any health risks with coming in contact with the water.</p> <p>Janet Fulks answered sianal bacteria can produce a toxin (we do not have that currently) which causes a temporary digestive problem.</p> <p>Brandon stated Castaic is currently closed for the same reason.</p> <p>Keith Clow wanted to thank the Board of Directors and thank Guy Munday for helping pick up fish.</p> <p>Brandon stated there are places that the weeds have not been mowed in places to keep the runoff from having a negative impact.</p> <p>Meeting was recessed at 1:50 and reconvened at 1:54 pm</p>
2.	<p>Discussion: Swim Club – Dues &amp; Fees</p> <p>Guy asked about the distribution of the fees and dues. Kimberly Clow answered that the Grizzlies received monies from those that live outside the valley because BVSA doesn't accept checks from those who live outside the valley. Kimberly being the treasurer for the BVS Grizzlies was able to give the process for how the monies are used and submitted to the BVSA.</p>
3.	<p>Discussion: 2019-2020 GM Goals- WS gave an overview of the Goals he has established for this coming year which includes a new website, the nature trail, camera system to be expanded to include all amenities. All signs to be new and cohesive aesthetically throughout the valley. Complete a proper welcome packet. Get Instagram followers increased. Finally, liaisoning with the CSD to join the RFID accessible through the CSD for the BVSA amenity cards.</p> <p>The first 6 should be able to be accomplished this year. GM asked about an operational calendar. WS believe communication with amenities regarding closure should be handled on a case by case basis.</p> <p>WS said amenities should follow the holiday schedule.</p>

4.	Discussion: Open Board of Directors Meeting - Attendance Requirements Discussion ensued regarding the attendance requirements of Board meetings, proper conduct, whether renters are allowed at meetings and the procedure for checking cards and lot and tract numbers in order to enforce the governing documents and ensure meetings have property owners only in attendance.
5.	Discussion and Approval: CER (Capital Expenditure Request)- Equestrian Center – Equipment JRPEA – (Joint Recreation Project Expenditure Request)- Equestrian Center – Equipment <b>Motion by MH</b> to approve Alternative One ABI for \$1411.04 from operations for the Equestrian Center in order to facilitate reimbursement by the BVSCRFF. <b>2<sup>nd</sup> by GM</b> <b>Motion Approved 4-0</b> <b>Motion by JP</b> to request the funds from the BVSCRFF to reimburse Bear Valley Springs Association for the cost of six ABI Profiler Blades per quote for a not to exceed price of \$1411.04 including the state sales tax and shipping. <b>2<sup>nd</sup> by MH</b> <b>Motion Approved 4-0</b>

**E. FOLLOW UP ITEMS FROM TODAY’S MEETING:**

- Add “review GM Goals” to the May 1<sup>st</sup> operational calendar.
- Add eBuzz alert that Property owners are the only ones allowed at the BOD meetings.
- WS to follow up with Janet Fulks on acceptable plants for planting a barrier.

**F. ANNOUNCE UPCOMING MEETINGS:**

- BVCSD/BVSA Board Liaison Meeting**, Thursday, August 08, 2019 at 10:00 AM, BVCSD Office
- Regular Meeting**, Tuesday, August 20, 2019 at 6:00 PM, Oak Tree Country Club
- Special Meeting**, Monday, August 26, 2019 at 1:00 PM, BVSA Conference Room

**G. ADJOURN SPECIAL MEETING: 2:20 pm**

**Board of Directors Approval, August 26, 2019**

*Anita Bauer*

**Anita Bauer, Secretary to the Board of Directors**