



# Bear Valley Springs Association Board of Directors

## SPECIAL OPEN BOARD MEETING

Monday, February 24, 2020 at 1:00 PM

BVSA Conference Room

### MINUTES

Open to All  
Members

#### A. ANNOUNCEMENTS:

##### 1. Call to Order and Pledge of Allegiance 1:09 PM

##### 2. Roll Call-

**Board Members Present:** President Jim Panek, Vice-President Monique Herbst, Director Butch Reyburn, Director Peggy Bergman-Smith

**Board Members Absent:** Treasurer, Guy Munday

**Staff Members Present:** General Manager Wesley Shryock, Admin. Asst. Anita Bauer, Project Manager Debbie Shryock, IGM 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:

February 24, 2020 Special Board Meeting Agenda

**Motion by MH** to approve the amended 2/24/20 Special Board Meeting Agenda

**2<sup>nd</sup> by JP**

BR Asked for 2/18/20 regular board meeting item #20-169 to be rescinded, amend agenda to add Board action items #D.10.

**Motion Approved Vote 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 Bear Valley Springs Board of Directors will be holding a Special Executive Session Board Meeting after the open session where they will conduct Association business that falls within any one of the following categories, as follows:

- Member Items/ECC Matters – 3 items
- Litigation/Legal Matters – None
- Contracts – 2 items
- Delinquent Assessments – 5 items
- Personnel Matters – 1 item
- Whistleblower – None

##### 3. Approval of Minutes:

January 27, 2020 Special Board Meeting Minutes

**Motion by BR** to approve the 1/27/20 Special Board Meeting Minutes

**2<sup>nd</sup> by JP**

**Motion Approved VOTE 4-0**

#### C. MEMBER COMMENTS:

#### D. BOARD BUSINESS / ACTION ITEMS: 9 items

- |    |  |
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| 1. | Request for Authorization for Guralnick, Gilliland & Knighten, as our attorney and agent, to execute |
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	<p>and record an assessment lien against the following properties:  APN# 336-140-01, 323-072-02, 324-043-15, 344-254-10, 344-134-03, 344-202-11, 344-211-15, 329-350-04, 313-240-06, 313-261-01, 319-062-05, 313-220-09, 323-381-11, 344-211-01, 314-151-21, 314-021-24, 344-221-07, 313-060-10, 323-300-01, 329-381-03, 323-300-01, 344-243-02, 344-133-02, 324-122-05, 323-480-48, 314-021-09, 329-051-23, 323-022-19, 313-211-05, 323-441-19, 329-310-13, 344-310-11, 323-480-24, 314-183-02, 329-310-08</p> <p><b>Motion by JP</b> to authorize GG&amp;K, our attorney and agent to execute and record an assessment lien again the following properties.  APN# 336-140-01, 323-072-02, 324-043-15, 344-254-10, 344-134-03, 344-202-11, 344-211-15, 329-350-04, 313-240-06, 313-261-01, 319-062-05, 313-220-09, 323-381-11, 344-211-01, 314-151-21, 314-021-24, 344-221-07, 313-060-10, 323-300-01, 329-381-03, 323-300-01, 344-243-02, 344-133-02, 324-122-05, 323-480-48, 314-021-09, 329-051-23, 323-022-19, 313-211-05, 323-441-19, 329-310-13, 344-310-11, 323-480-24, 314-183-02, 329-310-08</p> <p><b>2<sup>nd</sup> by MH</b>  <b>Motion Approved VOTE 4-0</b></p>
2.	<p>Discussion and Approval: BVSA 50<sup>th</sup> Anniversary Drone Light Show  <b>Motion by BR</b> to not financially participate in the Drone Light Show during the 50<sup>th</sup> anniversary celebration.  <b>2<sup>nd</sup> by JP</b>  <b>Motion Approved VOTE 4-0</b></p>
3.	<p>Discussion and Approval: MCDB Changes  <b>No Board Action – No Changes Presented</b></p>
4.	<p>Discussion and Approval: Community Survey Proposal with BVS Community Service District  <b>Motion by JP</b> that the BVSA will not be financially involved in the Community Survey proposed by the CSD.  <b>2<sup>nd</sup> by BR</b>  <b>Motion Approved VOTE 4-0</b></p>
5.	<p>Discussion and Approval: Reserve CER – Baseball Field Irrigation  Debbie Shryock reported on the need of irrigation at the Baseball Field and an implement attachment for trenching the irrigation and for use of other projects in BVS. IGM will do the labor for this project.  <b>Motion by BR</b> to approve Alternative One John Deere for \$6,821.10 and IGM for \$15,858.00 plus a 10% contingency of \$2270.61 for a total of \$24, 976.71 to be funded from the reserve fund.  <b>2<sup>nd</sup> by MH</b>  <b>Motion Approved VOTE 4-0</b></p>
6.	<p>Discussion and Approval: Reserve CER – BVSA Admin. Server Room Air Conditioner  Debbie explained the need for this air conditioner for the server room.  <b>Motion by JP</b> to approve Alternative One Premier Mechanical for \$3700.00 plus a 10% contingency of \$370.00 for a total of \$4070.00 to be funded from the reserve funds  <b>2<sup>nd</sup> by PBS</b>  <b>Motion Approved VOTE 4-0</b></p>
7.	<p>Discussion and Approval: Reserve CER- Oaks Restaurant Pizza Preparation Refrigerator  <b>Motion by JP</b> to approve Alternative One Big Tray for \$7,726.00 plus a 10% contingency of \$772.60 for a total of \$8498.60 to be funded from the reserve funds.  <b>2<sup>nd</sup> by MH</b>  <b>Motion Approved VOTE 4-0</b></p>
8.	<p>Discussion: Equestrian Center Marquis Sign  Further discussion occurred regarding the price of the sign. <b>No Board Action</b></p>

<b>9.</b>	Discussion: Land Life Tree Planting Project Proposal Wesley updated the BOD regarding the proposal for trees and the legal counsel he is receiving regarding the contract. JP asked if they could get some mistletoe removal Closed open meeting at 1:53 PM Reconvened meeting at 3:03 PM Adjourned for a 10 minute break Reconvened meeting at 3:15 PM Discussion continued regarding mistletoe and proposals of trees for planting in BVSA Wesley stated the trees could be planted on our amenities.
<b>10.</b>	Rescind Motion, Item #20-169, from the 2/18/20 regular board of directors meeting agenda and minutes – Proposed change to the By-Laws <b>Motion by JP</b> to rescind motion of regular meeting item # 20-169, Proposed change to By-Laws from 2/18/2020 record and include on next month's agenda. <b>2<sup>nd</sup> by BR</b> <b>Motion Approved VOTE 4-0</b>

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

None

**F. ANNOUNCE UPCOMING MEETINGS:**

**BVCSD/BVSA Liaison Meeting** – Thursday, April 9, 2020 at 10:00am

**Joint BVSA BOD/Finance Meetings**, Wednesday March 25th and Thursday March 26<sup>th</sup>, 2020 at 10:00am, Oak Tree Country Club (Please note this is a change of dates from Board Meeting Schedule and Prior Notices).

**Regular Meeting**, Tuesday, March 17, 2020 at 6:00 PM, Oak Tree Country Club.

**Special Board Meeting**, Monday, March 23, 2020 at 1:00 PM, BVSA Conference Room

**BVCSD Board Meetings** Thursday, March 12<sup>th</sup>, 2020 at 6:00 PM, CSD Office.

**G. ADJOURN SPECIAL MEETING: @ 3:25 PM**

**Peggy and Jim will attend the Liaison meeting**