



# Bear Valley Springs Association Board of Directors

## SPECIAL BOARD MEETING

Monday, June 22, 2020 at 1:00 PM

BVSA Conference Room

## MINUTES

Open to All  
Members

### A. ANNOUNCEMENTS:

#### 1. Call to Order at 1:13 PM

#### 2. Roll Call

Board Members Present: President Jim Panek, Vice-President Monique Herbst, Treasurer Guy Munday, Director Peggy Bergman-Smith

Board Members Absent: Director Butch Reyburn

#### 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

Board discussion occurred before the meeting regarding Covid-19 and the regulations mandated pertaining to the Association and the BVSA Amenities.

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

#### 1. Approval of Agenda:

June 22, 2020 Special Board Meeting Agenda

**Motion by MH** to approve the amended 6/22/2020 Special Board meeting agenda.

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

Requested additions to the agenda include D.6 re-naming the Dog Park and D.5 Food and Beverage D.7. Discussion & Approval board contingency expenditure for maintenance department.

**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 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 – 6 items
- Litigation/Legal Matters – None
- Contracts – None
- Delinquent Assessments – None
- Personnel Matters – 1 item
- Whistleblower – None

#### 3. Approval of Minutes:

May 26, 2020 Special Board Meeting Minutes

**Motion by MH** to approve the 5/26/2020 Special Board meeting minutes.

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

**Motion Approved VOTE 4-0**

### C. MEMBER COMMENTS:

Wesley Shryock stated to Jim Panek a hearty thanks for his service to the Board of Directors. All agreed he will be greatly missed and his decision making and commitment to the community has been greatly appreciated by the BVSA.

### D. BOARD BUSINESS / ACTION ITEMS: 7 items

1.	<p><b>Discussion: Contingency Expenditure for Plants and Fish for LQAC</b>  Discussion occurred regarding the LQAC and the event planning that may come forward in the future. Lake front property owners have common property between their property and the lake. There is a need for a Town Hall to discuss the boundaries and the need for access to the lake. Setbacks and common areas are an ongoing discussion. Further discussion occurred about future actions pertaining to the Lake.</p>
2.	<p><b>Discussion: Reserve CER- Asphalt – Parking at OTCC and Tennis/Pool</b>  Debbie Shryock, Project Manager entered the meeting to present the CER’s.  <b>Motion by JM</b> to approve Alternative One JB Bostick Company, Inc. for \$605,710.00 plus a 10% contingency of \$54,513.90 for a total of \$660,223.90 to be funded from the reserve funds.  <b>2<sup>nd</sup> by MH</b>  Debbie Shryock called JB Bostick Company, Dave to discuss the type of asphalt that will be used on the parking lot. Dave said there are different gradations of the materials. Whether it is ¾ or ½ inch, the cost is the same.  <b>Motion Approved 4-0</b></p>
3.	<p><b>Discussion: Reserve CER- OTCC Vehicle</b>  <b>Motion by GM</b> to approve Alternative One Jim Burke Ford for \$26,941.63 plus a 10% contingency of \$2,694.16 for a total of \$29,635.76 to be funded from the reserve funds.  <b>2<sup>nd</sup> by MH</b>  <b>Motion Approved 4-0</b></p>
4.	<p><b>Discussion and Request for Approval: Board Contingency Expenditure – Lakes</b>  <b>Motion by JP</b> to designate \$10,000 from the Board contingency to the Lake Quality Committee for plants, fish and chemical and/or equipment.  <b>2<sup>nd</sup> by PBS</b>  <b>Motion Approved 4-0</b></p>
5.	<p><b>Discussion: Food and Beverage – MR to change the door to move toward normalcy, remove the yellow tape and re-open the Oak Branch Saloon and work on a SOP for curbside service when the OBS opens again to the public. The concern is traffic congestion up top. GM asked about the Doors in the Mulligan Room. The air conditioning and bees and bugs coming in to the Mulligan Room through the dutch door is a problem.</b></p>
6.	<p><b>Discussion and Approval: Renaming of Dog Park</b>  The Board of directors discussed the criteria we use in renaming an amenity or honoring someone. It is suggested that future requests of this kind should go to the RAC before coming to the BOD. No renaming at this time.</p>
7.	<p><b>Discussion and Approval: Board Contingency expenditure concrete pad for Maintenance.</b>  <b>Motion by JP</b> to approve 15k for the concrete pad for the maintenance department.  <b>2<sup>nd</sup> by MH</b>  <b>Motion Approved VOTE 4-0</b></p>

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

**F. ANNOUNCE UPCOMING MEETINGS:**

**Annual Meeting and Election:** Saturday, July 18, 2020 – Polls Open 9:00 AM-11:00 AM  
Election Results, 2:00 PM, Whiting Center  
**Regular Meeting,** Tuesday, July 21, 2020 at 6:00 PM, Oak Tree Country Club

*Special Board Meeting, June 22, 2020*

**Special Meeting: No Special Meeting in July**

**G. ADJOURN SPECIAL MEETING: 2:35 PM**