



Bear Valley Springs Association Board of Directors
Regular Monthly Meeting
Tuesday, April 20, 2021 at 6:00 PM
Oak Tree Country Club
MINUTES

Open to All
Members

A. ANNOUNCEMENTS –

1. Call to Order – Pledge of Allegiance @ 6:01 PM
2. Roll Call –

Board Members Present: Vice-President Butch Reyburn, Treasurer Guy Munday, Director Peggy Bergman-Smith, Director Todd Lander

Board Members Absent: Director Pro-Tem Jim Panek

Staff Members Present: General Manager Wesley Shryock, Admin. Asst. Anita Bauer
Staff Accountant Gina Silva, Project Manager Debbie 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
21-122	Approval of the Agenda <ul style="list-style-type: none">▪ April 20, 2021 Regular Meeting Agenda Motion by TL to approve the 4/20/21 regular meeting agenda. 2nd by GM Motion Approved VOTE 4-0
21-123	Approval of Minutes <ul style="list-style-type: none">▪ March 24, 2021 FAC BOD Joint Meeting Minutes▪ March 25, 2021 FAC BOD Joint Meeting Minutes Motion by TL to approve the 3/24/21 and 3/25/21 FAC/BOD Joint Meeting Minutes 2nd by PBS Motion Approved VOTE 4-0
21-124	Reading of the Executive Session Report <ul style="list-style-type: none">▪ Special Meeting 3-22- 21 Read into the record by Vice-President Butch Reyburn and received and filed as reported.
21-125	Receive and File Various Committee Report <ul style="list-style-type: none">• Lake Quality Advisory Committee – 03-10-21• Recreation Advisory Committee – 03-03-21• IGM – Brandon – 03-2021• Equestrian Advisory Committee – 03-01-21 Includes 1 Recommendation Motion by GM to receive and file the above-mentioned committee reports as presented 2nd by PBS Motion Approved 4-0
21-126	Treasurer’s Report <p>Gina read the treasurers report into the record and report was received and filed as reported. Kathy Kneer 3455-075 inquired about the bank balance sheets.</p>

C. GENERAL MANAGER

Item #	Item
21-127	<p>Controller’s Report Wesley reported on the monthly financials for March. Kathy asked how the food sales are higher with the OTCC closed. Wesley answered that the Mulligan Room food sales are higher while the Oaks Restaurant has been closed.</p>
21-128	<p>Amenity Highlights and Challenges – Wesley reported on the amenity highlights and challenges over the month of March. The dog park gate is new and the baseball field upgrades including the rock signage. Rocco Spinelli was honored for a rescue of a human being with a gift from the Association. Janet Fulks 3435-114 - LQAC made a short presentation highlighting the lake quality and the benefits of the committee’s work that all the membership benefit from. The phosphate levels in the bottom of the lake are so saturated over the 40 years of the lake being in existence. The algae bloom is going to be a common occurrence in our lake. The advice is that the LQAC use a new technology called Phoslock® which binds the phosphate. This will 100% take care of the phosphate problem. The LQAC has been negotiating with the Phoslock® company and have received a reduced rate of \$95k. If we treat all of the water bodies it will cost \$137K. The LQAC would like you to consider this expenditure. Fred Hicks- 3440-355- Phoslock® will bind and form a cap. The cost to empty and refill the lake would be approx. \$1,000,000. Janet reported there is an algae bloom occurring in the ditch right now. The question is how do we fund this? Would it be budgeted, reserve, operational combination? Kathy Kneer 3455-075 asked a question regarding cash basis-expenses-cash flow. Fred Hicks 3440-335 announced that they will be planting water lily’s tomorrow and are requesting volunteer help to plant.</p>

D. 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.

Kathy Kneer- 3455-075 – thanked the ECC for their help with the proposed rule change.

Bob Tebbe 3430-531- talked about the website and the comment about the diamond jewel which is the trails in BVS. The trail crew needs to be involved in the discussion about how they are maintained. The signs need to be placed. They have been asking for years to be replaced. The trails need to be maintained.

Fred Hicks-3440-335- Trail signs are difficult to find.

Scott Krueger- 3440-064- has a neighbor problem. Todd objected to Mr. Krueger naming his neighbor. It was recommended he contact the ECC and come to the closed session meeting.

E. CONSENT CALENDAR – 6 items

21-129	2021 Board of Directors Board Meeting Schedule
21-130	2020-2021 Board of Directors Operational Calendar
21-131	2020-2021 BVSA Follow Up Items list

21-132	Approval to post proposed changes in the Bear Tracks to BVSA Rules, Article 17, Section 1702, Enforcement Procedures with Hearing.
21-133	Approval to adopt proposed and posted change to BVSA Rules, Section 305, Use Privilege Cards.
21-134	Approval to post proposed changes to ECC rules Section 219 – Cell Towers and Small Wireless Facilities
	Motion by GM to approve the consent calendar as presented 2nd by TL Motion Approved VOTE 4-0

F. BOARD BUSINESS ACTION ITEMS – 12 items

Item #	<u>Item</u>
21-135	Request for Approval of Recognized Club Status – Bear Valley Fiber Arts Motion by TL to approve the recognized club status. 2nd by GM Motion Approved VOTE 4-0
21-136	Request to rescind adoption of Proposed ECC Rule Change to Article 1 as posted in the April Bear Tracks and go back to the original rule as recommended by legal. Approval to also post the reversal in the May Bear Tracks. Motion by TL to rescind the adoption of Proposed ECC Rule change to Article 1 as posted in the April Bear Tracks and go back to the original rule and post in the May Bear Tracks cancellation of such change. 2nd by GM Motion Approved VOTE 4-0
21-137	Discussion and Approval: 2021-2022 Annual BVSA Fiscal Year Budget Motion by GM to table 21-137 through 21-139 until the Special meeting on Monday, April 26 th , 2021. 2nd by TL Motion Approved VOTE 4-0
21-138	Discussion and Approval: 2021-2022 Annual BVSA Members Assessment Motion by 2nd by Motion Approved VOTE
21-139	Discussion and Approval: 2021-2022 Annual BVSA Fee Schedule Motion by 2nd by Motion Approved VOTE
21-140	Discussion and Approval: Resolution for Statement of Policies and Practices for 2021-2022 Collection of Delinquent Assessments and Enforcement of Liens Motion by GM to approve the resolution for statement of policies and practices for 2021-22 Collection of Delinquent Assessments and Enforcement of Liens. 2nd by TL Kathy asked a question about the resolution. Motion Approved VOTE 4-0
21-141	Discussion and Approval: 2021 BVSA Board of Directors Election “Record Date” (establishes who the property owner is on that date) - Proposed Record Date May 30, 2021 Motion by PBS to approve the record date of May 30, 2021 2nd by BR Motion Approved VOTE 4-0

21-142	Discussion and Approval: Reserve CER for Admin Building – Gutters/Down Spouts Motion by GM to approve Alternative One Bradford sheet metal for \$4000 plus a 10% contingency for a total of \$4400. to be funded from reserve funds. 2nd by TL Motion Approved VOTE 4-0
21-143	Discussion and Approval: Reserve CER for Golf Maintenance- Golf Course Tree Allowance Motion by GM to approve alternative one JDB Sales for \$2649.20 that will be funded from the reserve funds. 2nd by BR Motion Approved VOTE 4-0
21-144	Discussion: 2021 BVSA Meet the Candidates Night, Wednesday, May 12, 2021 at 6:30 PM
21-145	Discussion: 2021 BVSA Election Ballots to be mailed May 11, 2021, Annual Meeting and Election will be June 12, 2021 at the Whiting Center at 9:00-11:00 AM for open polls and 2:00 PM for election results.
21-146	Announcement: The March 16, 2021 Regular Board of Directors meeting was cancelled due to snow and ice.

G. SUMMARY OF TODAY’S FOLLOW UPS

- Add trail signs to the sign inventory and add board discussion.
- Add board discussion item for trail advisory committee.
- Add Budget, Assessment and BVSA Fee Schedule to Monday Special meeting agenda.

H. ANNOUNCE UPCOMING MEETINGS AND NOTICES
MEETINGS

- Special Board of Directors Meeting, Monday, April 26, 2021 at 1:00 PM, BVSA Conference Room (Closed Executive Session Immediately Following Open Meeting)
- Regular Monthly Board Meeting, Tuesday, May 18, 2021 at 6:00 PM, Oak Tree Country Club (Closed Executive Session prior to the Open Meeting)
- Meet the Candidates Night, Wednesday, May 12th, 2021 at 6:30 PM, Oak Tree Country Club Reception Area

NOTICES

- Closed Executive Session Board Meeting on April 20, 2021 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 – 2 items
 - Litigation/Legal Matters – 1 item
 - Contracts – 3 items
 - Delinquent Assessments – 2 items
 - 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 @ 7:17 PM