



Bear Valley Springs Association Board of Directors
Regular Monthly Meeting
Tuesday, May 18, 2021 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: Vice-President Butch Reyburn, Treasurer Guy Munday, Director Peggy Bergman-Smith, Director Todd Lander Director Pro-Tem James Panek.

Staff Members Present: General Manager Wesley Shryock, Administrative Asst. Anita Bauer, Project Manager Debbie Shryock, Staff Acct. Gina Silva

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

<u>Item #</u>	<u>Item</u>
21-147	Approval of the Agenda <ul style="list-style-type: none">▪ May 18, 2021 Regular Meeting Agenda Motion by TL to approve the 5/18/21 regular meeting agenda. 2 nd by PBS Motion Approved VOTE 5-0
21-148	Approval of Minutes <ul style="list-style-type: none">▪ April 20, 2021 Regular Meeting Minutes Motion by JP to approve the 4/20/21 regular meeting minutes. 2 nd by GM Motion Approved VOTE 5-0
21-149	Reading of the Executive Session Report <ul style="list-style-type: none">▪ Regular Meeting 04/20/21▪ Special Meeting 04/26/21▪ Emergency Meeting 05/05/21 Read into the record by BR and received and filed as reported.
21-150	Receive and File Various Committee Reports <ul style="list-style-type: none">▪ Recreation Advisory Committee – 04/07/21 with 1 Recommendation dated May 5, 2021▪ Finance Advisory Committee – 4/21/21▪ Equestrian Advisory Committee – 04/05/21▪ Golf Advisory Committee- 05/04/21 Motion by GM to receive and file the above-mentioned reports as received. 2 nd by TL Motion Approved VOTE 5-0
21-151	Treasurer’s Report – Treasurer Read into the record by GS and received and filed as reported.

C. GENERAL MANAGER

<u>Item #</u>	<u>Item</u>
21-152	Controller’s Report – Controller Read into the record by WS and received and filed as reported. Adam Thiefenthaler asked how did the Mulligan Room do so well and what we learned from it. Wesley answered that it was mostly staffing and cost savings as well as providing more specials and increasing drink options and seating options.
Added	General Manager Report – Wesley reported on the amenities highlights and challenges for the month of April. A question was asked about the timing of the asphalt project. This project had to be rescheduled 3 times due to Covid travel restrictions. The company was expected a year ago and they were not able to travel and stay in hotels to accomplish this large of a project.

D. CONSENT CALENDAR – 7 items

21-153	2020-21 Board of Directors Board Meeting Schedule
21-154	2020-21 Board of Directors Operational Calendar
21-155	BVSA Follow-Up Items list
21-156	Request for Approval to Post in Bear Tracks Proposed Rule Change to BVSA Rules- Article 17, Section 1702, Enforcement Procedures with Notice and Hearing
21-157	Request for Approval to Post in Bear Tracks Proposed Rule Change to ECC Rules – Section 601, BVSA Board Enforcement
21-158	Request for Approval to Adopt posted changes to Article 17, Enforcement of Association Rules, By-Laws and C&R’s
21-159	Request for approval to adopt posted changes to ECC Rules, Section 219, Cell Towers and Small Wireless Facilities
	Motion by PBS to approve the consent calendar. 2nd by JP Motion Approved VOTE 5-0

E. BOARD BUSINESS ACTION ITEMS – 7 items

<u>Item #</u>	<u>Item</u>
21-160	Discussion and Approval: 1.) Rescind motion of Record Date of May 30, 2021 for the 2020-21 Election Ballot (establishes who is on title for voting). 2.) Motion to approve record date of May 11, 2021 for the 2020-21 Election Ballot. Motion by GM to rescind the previously approved record date and to approve the new record date of May 11, 2021 for the 2020-2021 2nd by Motion Approved VOTE 5-0
21-161	Discussion and Approval: Establishment of New Board Advisory Committee, Trail Advisory Committee Motion by PBS to approve the Trail Advisory Committee 2nd by JP Motion by GM to not approve the formation of Trail Advisory Committee 2nd by TL PBS stated she does not think it’s a good idea after her discussions last night and tonight. JP stated his first thought was to help the equestrians by establishing this committee but has had a change of perspective since listening to the community members concerns about such committee. Motion Approved VOTE 4-1

21-162	<p>Discussion and Approval: Request for Appointment of John Casdorff, Peter Betts, Laurie Forrest, Rocco Spinelli, Fatma Noormohamed, Kathy Underwood and Bob Tebbe to Trail Advisory Committee Motion by 2nd by Motion Approved VOTE 5-0 Strike from agenda due to no club established on item #21-161</p>
21-163	<p>Discussion and Approval: Request for Approval Recognized Club Status- Dicey Dames Bunco Club Motion by JP to approve the dicey dames bunco club for recognized club status. 2nd by TL Motion Approved VOTE 5-0</p>
21-164	<p>Discussion and Approval: Reserve CER- Computer System – Golf Shop Motion by TL to approve Alternative One Dell \$1078.76 to be funded from the reserve funds 2nd by BR Motion Approved VOTE 5-0</p>
21-165	<p>Discussion and Approval: CER – CSD Installation of Fence Motion by BR to approve Alternative One CSD for \$13, 987.50 to be funded from the Board Contingency Fund. 2nd by GM Motion Approved VOTE 4-1</p>
21-166	<p>Discussion and Approval: Reserve CER – Fairway/Beverage Cart Motion by TL to approve Alternative One Darren Fulce for a total of \$6971.25 to be funded from the reserve funds. 2nd by GM Motion Approved VOTE 5-0</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.

Judy Walsh – 3430-047 asked about the Trail Advisory Committee. Her question, “what is the goal of the Trail Advisory Committee”. BR answered there is a goal to establish the location, naming and signage of the trails. Judy asked whether the Board would consider a member at large? The Board answered yes.

Jeff Kermode 3430-489- His thanks was given to the BOD. His main concern is whether the trail committee will be making recommendations on changes to trails. An additional concern is whether they would be reporting to the RAC or the EAC. It seems to be more important that the EAC be the committee that is connected to the Trail committee.

Butch answered that there was discussion at last month’s meeting regarding signage and determination of location of trails.

Cheryl Ackerley – 3417- She wants the BOD to know that all of the minutes from the EAC make recommendations to the BOD regarding the trails.

Carolyn Carpenter 3430-346- She believes we need a separate Trail Advisory Committee.

Judy Walsh- 3430-047- She is wondering about the same motor home in the Town Center campground. What is the time limit? What is the charge for that? How long are they allowed to be there?
Kathy Kneer- 3455-075- thanked the BOD and the ECC and the staff for approving the cell tower regulations.

G. SUMMARY OF TODAY’S FOLLOW UPS

H. ANNOUNCE UPCOMING MEETINGS AND NOTICES
MEETINGS

- Special Monthly Board Meeting, Monday, May 24, 2021 at 1:00 PM, BVSA Conference Room
- Annual Meeting and Election: Saturday, June 12, 2021 at 9:00 AM and 2:00 PM, Whiting Center (Polls open from 9:00 AM – 11:00AM)
- Regular Monthly Board Meeting, Tuesday, June 15, 2021 at 6:00 PM, Oak Tree Country Club (Closed Executive Session prior to the Open Meeting)

NOTICES

- Closed Executive Session Board Meeting on May 18, 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 – 1 item
 - ECC Matters – None
 - Litigation/Legal Matters – 2 items.
 - Contracts – 1 item
 - Delinquent Assessments – 1 item
 - Personnel Matters – 2 items
 - Compliance Officer Report – None.

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

I. ADJOURN REGULAR MONTHLY MEETING @ 7:33 PM

Board Approval: June 15, 2021

Anita Bauer *Date: June 21, 2021*

Anita Bauer – Secretary, BVSA Board of Directors