



Bear Valley Springs Association Board of Directors  
 Regular Monthly Meeting  
 Tuesday, July 20, 2021 at 6:00 PM  
 OTCC Reception Area

Open to All  
Members

**MINUTES**

**A. ANNOUNCEMENTS**

1. Call to Order – Pledge of Allegiance @ 6:00 PM
2. Roll Call

**Board Members Present:** President Butch Reyburn, Director Adam Tiefenthaler, Director Dain Hurst

**Board Members Absent:** Vice-President Todd Lander, Director Peggy Bergman-Smith

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

Item #	Item
22-001	<b>Approval of the Agenda</b> <ul style="list-style-type: none"> <li>▪ July 20, 2021 Regular Meeting Agenda</li> </ul> <b>Motion by AT</b> to approve 7/20/21 regular meeting agenda <b>2<sup>nd</sup> by DH</b> <b>Motion Approved VOTE 3-0</b>
22-002	<b>Approval of the Minutes</b> <ul style="list-style-type: none"> <li>▪ June 15, 2021 Regular Meeting Minutes</li> </ul> <b>Motion by BR</b> to approve the 6/15/21 regular meeting minutes. <b>2<sup>nd</sup> by AT</b> <b>Motion Approved VOTE 3-0</b>
22-003	<b>Reading of the Executive Session Report</b> <ul style="list-style-type: none"> <li>▪ Regular Meeting 6-15-2021</li> <li>▪ Legal Orientation Executive Meeting 6-24-2021</li> </ul> Read into the record by BR and received and filed as reported.
22-004	<b>Receive and File Various Committee Reports</b> <ul style="list-style-type: none"> <li>▪ Finance Advisory Committee – 5-19-2021</li> <li>▪ Equestrian Advisory Committee – 6-7-2021</li> <li>▪ Food Service Advisory Committee- 6-17-21</li> </ul> <b>Motion by BR</b> to receive and file the above-mentioned reports as reported. <b>2<sup>nd</sup> by AT</b> <b>Motion Approved VOTE 3-0</b>
22-005	<b>Treasurer’s Report – Treasurer</b> Read into the record by GS and received and filed as reported.

**C. GENERAL MANAGER**

Item #	Item
22-006	<b>Controller’s Report – WS</b> reported to the BOD the financials for month ending June

	and finalization of fiscal year. Fred Hicks 34540-345 asked for a clarification on sewer numbers. Year-end was a very good anticipated balance.
<b>22-007</b>	<b>Amenity Highlights and Challenges</b> – General Manager Wesley Shryock gave an overview of the Fourth of July booth the LQAC hosted at Cub Lake. Janet Fulks reported that the Phoslock is working and there is 0 phosphate in the lakes at this point. Janet Fulks reported that they are dedicated to being solution oriented. They now have a nitrate problem in Cub Lake. It is growing where the well dumps into Cub. There is a possibility of planting vegetation. It might be able to filter the nutrients. Fred Hicks 3440-345 gave a report on the movement of fish. They are committed to cleaning the lakes, There is some concern about the water being put into the lakes. The LQAC desires to maintain the water and lakes and bring data to the BOD to make good decisions for the Lakes. Wesley concluded with an overview of the updates made to Beaubien Field, the Fourth of July festivities, updates to the Mulligan Room outdoor seating, golf cart parking. Fred Hicks 3440-345 asked if there is an outdoor kitchen going in? The answer is yes. That item is on this agenda as a CER, item #22-019. Adam asked if there could be some communication for the members that do not come to the meetings.

**D. CONSENT CALENDAR – 6 items**

<b>22-008</b>	2021-2022 Board of Directors Board Meeting Schedule Board meeting schedule will be amended due to time change approved in executive session this morning. The Regular Executive meetings will now be at 2:00 pm on Tuesdays.
<b>22-009</b>	2021-2022 Board of Directors Operational Calendar
<b>22-010</b>	2021-2022 Advisory Committee Meeting Schedule
<b>22-011</b>	BVSA Follow Up Items list
<b>22-012</b>	Request for Approval to Post Proposed ECC Rule Change – Section 215 Building Materials
<b>22-013</b>	Request for Approval to Post Proposed ECC Rule Change – Section 103 Occupation and Special Use Permits, Sub-section B.- Garage Yard Sales
	<b>Motion by BR</b> to approve the consent calendar as presented. <b>2<sup>nd</sup> by AT</b> <b>Motion Approved VOTE 3-0</b>

**E. BOARD BUSINESS ACTION ITEMS – 8 items**

<b>22-014</b>	Discussion and Request for Approval: Annual Request to be Appointed to Finance Advisory Committee <b>Motion by AT</b> to approve the annual request to be appointed to Finance Advisory Committee <b>2<sup>nd</sup> by BR</b> <b>Motion Approved VOTE 3-0</b>
<b>22-015</b>	<del>Discussion: Logo Contest Strike item from the agenda</del> <del>Motion by</del> <del>2<sup>nd</sup> by</del> <del>Motion Approved VOTE</del>
<b>22-016</b>	Discussion and Request for Approval: Individual Request for Appointment to

	<p>Environmental Control Committee: Paul Higgason  <b>Motion by BR</b> to appoint Paul Higgason to the ECC committee  <b>2nd by AT</b>  <b>Motion Approved VOTE 3-0</b></p>
22-017	<p>Discussion and Approval: Reserve CER – OTCC – Exterior Surface  Discussion occurred regarding future aesthetics on the outdoor buildings. Fred Hicks 3440-345 stated the monetary savings for capital investment using our maintenance team is extraordinary. Kimberley Clow 3440-024 asked about the pool decking timeline. Wesley stated patience will be required. This project is still on the schedule to complete in sections, weather permitting.  <b>Motion by BR</b> to approve Alternative One Stone/Materials/Paint and BVSA Maintenance Labor for a total of \$48,100.00 that will be funded from the reserve funds.  <b>2nd by AT</b>  <b>Motion Approved VOTE 3-0</b></p>
22-018	<p>Discussion and Approval: Reserve CER – OTCC- Fencing/Wall  <b>Motion by AT</b> to approve Alternative One Stone material and BVSA Maintenance for labor for \$4400. That will be funded from the reserve funds.  <b>2nd by DH</b>  <b>Motion Approved VOTE 3-0</b></p>
22-019	<p>Discussion and Approval: Reserve CER – Kitchen – Outdoor Mulligan Room  <b>Motion by AT</b> to approve Alternative One BBQ Guys for \$4255.66 that will be funded from the reserve funds.  <b>2nd by BR</b>  <b>Motion Approved VOTE 3-0</b></p>
22-020	<p>Discussion: Jeff Myers and Laurie Holzapfel – Appeal ECC decision  Laurie reported on the need to have the extended privacy fencing. Jeff Myers reported additional reasons needed for the unapproved 80 feet of privacy fencing. He asked if they could plant some vegetation to block the fence. Christine Myers stated they have some suggestions for plants to be added to make the view from BV Road more naturalized. BR asked whether they initially applied for the additional 80 ft. Jeff Myers 3440-333 stated there has not been any problems with the original fencing.</p>
22-021	<p>Discussion: Bear Tracks Article – September Issue – Adam, October Issue – Butch, November Issue – Peggy, December Issue – Butch.</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.  
No public comments.

**G. SUMMARY OF TODAY'S FOLLOW UPS**

Anita to add LQAC discussion to Monday executive agenda.

Add Logo contest to Monday open meeting agenda  
Add Myers appeal to Monday agenda.

**H. ANNOUNCE UPCOMING MEETINGS AND NOTICES**  
**MEETINGS**

- Special Monthly Board Meeting, Monday, July 26, 2021 at 1:00 PM, BVSA Conference Room
- Regular Monthly Board Meeting, Tuesday, August 17, 2021 at 6:00 PM, OTCC Reception Area  
(Closed Executive Session prior to the Open Meeting)

**NOTICES / AGENDA**

- Closed Executive Session Board Meeting on July 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  
Litigation/Legal Matters  
Contracts  
Delinquent Assessments  
Personnel Matters  
Compliance Officer Report

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

**I. ADJOURN REGULAR MONTHLY MEETING @7:21 PM**