



## Bear Valley Springs Association Board of Directors

### SPECIAL BOARD MEETING

Monday, January 30, 2023 at 1:00 PM

BVSA Conference Room

Open to All  
Members

### Minutes

#### 5A. ANNOUNCEMENTS:

##### 1. Call to Order at 1:00 PM

##### 2. Roll Call

**Board Members Present:** President Butch Reyburn, Vice-President Peggy Bergman Smith, Treasurer Guy Munday (via telephone), Director Adam Tiefenthaler, Director James Panek

**Board members Absent:** None

**Staff Members Present:** General Manager Wesley Shryock, Admin. Assistant Anita Bauer

##### 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:

January 16, 2023 Special Board Meeting Agenda

**Motion by JP**

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

**Add to D. 8 – Amenity Card Issuance Policy**

**Motion Approved VOTE 5-0**

##### 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
- Litigation/Legal Matters
- Contracts
- Delinquent Assessments
- Personnel Matters
- Whistleblower

##### 3. Approval of Board Meeting Minutes – Special Board meeting minutes December 19, 2022

**Motion by JP to approve the 12/19/22 special board meeting minutes.**

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

**Motion Approved VOTE 5-0**

#### C. MEMBER COMMENTS:

**Greg Hahn – 3417-063-** heard about the Mulligan Room kitchen remodel being postponed. Jim Panek explained that we are without an architect and cannot get a permit without an architect. Our architect quit after drawing the plans but before stamping them.

**Greg also asked about his band playing at the OTCC.** He suggests the band rate being increased due to a required W-9. The OTCC are the only ones doing it that way although he stated we are doing it the right way.

Greg also stated the CSD meeting had your consultant state the CSD is over-charging for water. Greg said there is nothing the CSD can do. He stated it is non-negotiable. They cannot sell the water to anyone else and only be used for agriculture.

**D. BOARD ADMINISTRATIVE AND BUSINESS / ACTION ITEMS:** 7 items

1.	Discussion: Reading of the Executive Report <b>BR read the report into the record.</b>
2.	Discussion and Approval: Board of Directors Follow-Up Items <b>We reviewed the follow ups.</b>
3.	Discussion and Approval: Board of Directors Meeting Schedule 2023 <b>It was pointed out that the February Special meeting will be on Tuesday, February 21, 2023 due to the President's Day holiday.</b>
4.	Discussion and Approval: MCDB Change Jim presented the reason for the stairs needing a MCDB change. <b>Motion by BR to amend and change the MCDB to reflect \$6500.00 as requested by the Project Manager.</b> <b>2<sup>nd</sup> by AT</b> <b>Motion Approved VOTE 5-0</b>
5.	Discussion and Approval: CER – Signage Replacement- Department 18 <b>Motion by JP to approve Alternative One South Street Digital for a total of 11 signs at Equestrian Center, in the amount of \$1232.62 plus tax of \$82.89 for a total amount of \$1315.51 to be funded by the reserves.</b> <b>2<sup>nd</sup> by AT</b> <b>Motion Approved VOTE 5-0</b>
6.	Discussion and Approval: CER- Signage Replacement – Department 17 <b>Motion by JP to approve Alternative One for 25 signs for baseball field, RC Field, Pool, Lakes and Whiting Center in the amount of \$1258.60 plus state tax of \$97.74 for a total amount of \$1356.34 to be funded from the reserves.</b> <b>2<sup>nd</sup> by AT</b> <b>Motion Approved VOTE 5-0</b>
7.	Discussion and Approval: CER – Jumping Arena Irrigation <b>Motion by JP to approve Alternative One, Kern Turf supply to provide irrigation materials in the amount of \$5081.34. BVSA and IGM to provide the labor in the amount of \$2040. And a 10% contingency of \$712.10 for a total of \$7839.44 to be funded from the reserves.</b> <b>2<sup>nd</sup> by BR</b> <b>Motion Approved VOTE 5-0</b>
8.	Discussion: Amenity Card Issuance – JP stated the amenity card requests are being abused. Adult children of owners are receiving cards due to “changing address on license”. We would like to recommend a rule change that will limit the cards being issued to people who do not live here but are willing to lie and change their license address. Butch and Guy will review the rule.

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

**F. ANNOUNCE UPCOMING MEETINGS:**

**Regular Meeting**, Tuesday, February 28, 2023 at 6:00 PM, Oak Tree Country Club Reception Area (Executive Meeting which is closed to the Public will begin on February 28, 2023 at 2:00 PM at the BVSA Conference Room.)

**Special Board Meeting**, Tuesday, February 21, 2023 at 1:00 PM, BVSA Conference Room

**G. ADJOURN SPECIAL MEETING: @2:00 PM**