



# Bear Valley Springs Association Board of Directors

## Regular Monthly Meeting

Tuesday, June 27, 2023 at 6:00 PM

Oak Tree Country Club

Open to All  
Members

## MINUTES

### A. ANNOUNCEMENTS

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

#### 2. Roll Call

**Board Members Present:** President Vice-President Treasurer Director

**Board Members Absent:** Director James Panek

**Staff Members Present:** Admin. Asst. Anita Bauer, 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).*

#### 4. Board Comments & Announcements

### B. ADMINISTRATIVE & PROCEDURAL MATTERS / CORRESPONDENCE- 10 items

<u>Item #</u>	<u>Item</u>
23-149	<b>Approval of the Agenda</b> <ul style="list-style-type: none"><li>June 27, 2023 Regular Meeting Agenda</li></ul> <b>Motion by BR to approve the 6/27/23 regular meeting agenda</b> 2 <sup>nd</sup> by GM <b>Motion Approved VOTE 5-0</b>
23-150	<b>Approval of Minutes</b> <ul style="list-style-type: none"><li>May 23, 2023 Regular Meeting Minutes</li></ul> <b>Motion by BR to approve the 5/23/23 regular meeting minutes</b> 2 <sup>nd</sup> by GM <b>Motion Approved VOTE 5-0</b>
23-151	<b>Reading of the Executive Session Reports</b> <ul style="list-style-type: none"><li>Regular Meeting 05/15/23</li><li>Special Meeting 05/23/23</li></ul>
23-152	<b>Appointment of Board Officers and Staff Advisors</b> <ul style="list-style-type: none"><li>President</li></ul> <b>Motion by BR to elect Guy Munday as BVSA Board President for the 2023-24 fiscal year</b> 2 <sup>nd</sup> by AT <b>Motion Approved VOTE 5-0</b> <ul style="list-style-type: none"><li>Vice President</li></ul> <b>Motion by GM to elect Butch Reyburn as BVSA Board Vice-President for the 2023-24 fiscal year</b> 2 <sup>nd</sup> by AT <b>Motion Approved VOTE 5-0</b> <ul style="list-style-type: none"><li>Treasurer</li></ul> <b>Motion by GM to appoint Fred Hicks as BVSA Treasurer</b> 2 <sup>nd</sup> by BR <b>Motion Approved VOTE 5-0</b>

	<ul style="list-style-type: none"> <li>Secretary</li> </ul> <p><b>Motion by GM to appoint Anita Bauer as BVSA Board of Director Secretary</b>  <b>2<sup>nd</sup> by BR</b>  <b>Motion Approved VOTE 4-0</b></p> <ul style="list-style-type: none"> <li>Compliance Officer</li> </ul> <p><b>Motion by GM to appoint Adam Tiefenthaler as Compliance Officer</b>  <b>2<sup>nd</sup> by BR</b>  <b>Motion Approved VOTE 4-0</b></p> <ul style="list-style-type: none"> <li>Parliamentarian</li> </ul> <p><b>Motion by GM to appoint Anita Bauer as interim Parliamentarian</b>  <b>2<sup>nd</sup> by BR</b>  <b>Motion Approved VOTE 4-0</b></p>
23-153	<p><b>Approval for three Board Members (President, Vice President, and Treasurer), and Gina Silva as authorized check signers for the following bank accounts:</b></p> <ul style="list-style-type: none"> <li>Community Association Bank (also known as Mutual of Omaha Bank) Operating Account xxxxx9261</li> <li>Community Association Bank (also known as Mutual of Omaha Bank) Deferred Operating Account xxxxx2690</li> <li>Bank of the Sierra Account xxxxx0170</li> </ul> <p><b>Motion by GM to appoint the three Board Members (President, Vice President, and Treasurer), and Gina Silva as authorized check signers for the following bank accounts:</b></p> <ul style="list-style-type: none"> <li>Community Association Bank (also known as Mutual of Omaha Bank) Operating Account xxxxx9261</li> <li>Community Association Bank (also known as Mutual of Omaha Bank) Deferred Operating Account xxxxx2690</li> <li>Bank of the Sierra Account xxxxx0170</li> </ul> <p><b>2<sup>nd</sup> by BR</b>  <b>Motion Approved VOTE 4-0</b></p>
23-154	<p><b>Approval for three Board Directors (President, Vice-President and Treasurer) as check signers for the following bank account:</b></p> <ul style="list-style-type: none"> <li>Community Association Bank Reserve (also known as Mutual of Omaha Bank) Account xxxxx 2589</li> </ul> <p><del><b>Motion by GM to approve the three Board Directors (President, Vice-President and Treasurer) as check signers for the following bank account:</b></del> <b>Motion Rescinded</b></p> <p><b>Motion by GM to approve for three Board Directors (President, Vice-President and Treasurer) and Adam Tiefenthaler, Board Director as check signers for the following bank account:</b></p> <ul style="list-style-type: none"> <li>Community Association Bank Reserve (also known as Mutual of Omaha Bank) Account xxxxx 2589</li> <li>Community Association Bank Reserve (also known as Mutual of Omaha Bank) Account xxxxx 2589</li> </ul> <p><b>2<sup>nd</sup> by BR</b>  <b>Motion Approved VOTE 4-0</b></p>

<b>23-155</b>	<b>Approval for Workman’s Comp Renewal – Contract June 30, 2023- June 30, 2024</b> <b>Motion by GM to approve the 2023-24 Workman’s Comp Renewal as presented</b> <b>2<sup>nd</sup> by BR</b> <b>Motion Approved VOTE 4-0</b>
<b>23-156</b>	<b>Receive and File Various Committee Reports</b> <ul style="list-style-type: none"> <li>▪ Lake Quality Advisory Committee – 3-6-23, 4-3-23, 5-1-23,</li> <li>▪ Golf Advisory Committee- 5-2-23, 6-6-23</li> <li>▪ Equestrian Advisory Committee – 5-2-23</li> <li>▪ Recreation Advisory Committee – 5-3-23</li> </ul> <b>Receive and file above mentioned committee reports as received.</b>
<b>23-157</b>	<b>Naming of Board Members as Liaisons to Advisory and Executive Committees</b> <ul style="list-style-type: none"> <li>▪ Equestrian Advisory Committee Guy Munday</li> <li>▪ Lake Quality Advisory Committee Butch Reyburn</li> <li>▪ Finance Advisory Committee- Fred Hicks</li> <li>▪ Food Service Advisory Committee Guy Munday</li> <li>▪ Golf Advisory Committee – Butch Reyburn</li> <li>▪ Recreation Advisory Committee – Adam Tiefenthaler</li> <li>▪ Whistleblower Hotline – Adam Tiefenthaler</li> <li>▪ CSD Liaison Committee – President and Vice-President</li> <li>▪ IDR/ADR – Guy Munday and Adam Tiefenthaler</li> <li>▪ Environmental Control Committee – Jim Panek</li> </ul>
<b>23-158</b>	<b>Treasurer’s Report and Controller’s Report –Gina Silva</b>

**C. GENERAL MANAGER**

<u>Item #</u>	<u>Item</u>
<b>23-159</b>	<b>Amenity Highlights and Challenges</b>

**D. CONSENT CALENDAR – 5 items**

<b>23-160</b>	2023-2024 BVSA Board Meeting Schedule
<b>23-161</b>	2023 BVSA Board Operational Calendar
<b>23-162</b>	BVSA Follow-Up Items list
<b>23-163</b>	Discussion and Approval to Adopt Proposed BVSA Rule Change, Article 3, section 305, Use Privilege Cards.
<b>23-164</b>	Discussion and Approval to Post Proposed ECC BVSA Rule Change, Article 8&9, Cub Lake and Fishing at Cub and Four-Island Lakes
	<b>Motion by GM to approve the consent calendar as presented</b> <b>2<sup>nd</sup> by AT</b> <b>Motion Approved VOTE 4-0</b>

**E. BOARD BUSINESS ACTION ITEMS – 5 items**

<u>Item #</u>	<u>Item</u>
<b>23-165</b>	Discussion and Request for Approval: to change the Regular Board of Director Meeting dates to the 3 <sup>rd</sup> Tuesday of the month and the Special Board of Director meetings to the Monday following the regular meetings.

<b>23-166</b>	Discussion and Request for Approval: Appointment of Rules Advisory Committee Members Motion by GM to appoint the Rules Advisory Committee as presented 2 <sup>nd</sup> by AT Motion Approved VOTE 4-0
<b>23-167</b>	Discussion and Approval: Annual Appointment to Finance Advisory Committee Motion by GM to appoint the 2023-24 annual Finance Advisory Committee 2 <sup>nd</sup> by AT Motion Approved VOTE 4-0
<b>23-168</b>	Discussion and Approval: MCDB (Modification of Change to Database) Changes <b>Motion by BR</b> 2 <sup>nd</sup> by AT <b>Motion approved VOTE 4-0</b>
<b>23-169</b>	Discussion and Approval: Reserve CER (Capital Expenditure Request)- Monument Signs Replacement – Main Entrance Administrative, Mulligan and Golf Bldgs. <b>Motion by PBS</b> to approve Alternative One BVSA maintenance crew to remove and replace main entrance wooden sign with an updated lighted metal sign. The new sign will be following the new architectural design requirements. with a light-up metal sign for the amount of \$5,452.00. which includes a 10% contingency to be funded from the reserve account 2 <sup>nd</sup> by AT <b>Motion approved VOTE 4-0</b>

**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 Administrative Assistant, 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.

**2425-012 – Angel Van Gilder** –made a public complaint about the Tailwaggers Dog Club and their exclusion of her dog. She stated the ADA rules for her service dog are jeopardizing her safety. Ms. Van Gilder read ADA law to the Board of Directors. She stated the Tailwaggers are claiming they have a concern for the guest speakers. Angela is asking the BOD to remove the modification of the no pets policy. If there are no modification to the rule then there will not be a safety issue with her dog not being able to attend.

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

**H. ANNOUNCE UPCOMING MEETINGS**

- Regular Monthly Board Meeting, Tuesday, July 18, 2023 at 6:00 PM, Oak Tree Country Club (Closed executive session to begin at 2:00 PM)
- Special Monthly Board Meeting: Monday, July 24, 2023 at 1:00 PM, BVSA Office (Closed executive session to begin immediately following the Open Meeting)

**I. NOTICES**

Closed Executive Session New Board Legal Orientation Meeting to be held on July 13, 2023 at 9:00 am (Executive session meetings are closed to the membership).  
where the Board of Directors will conduct Association business that falls within any one of the following categories:

Member Discipline  
Litigation/Legal Matters  
Contracts  
Delinquent Assessments  
Personnel Matters  
Compliance Officer

Closed Executive Session Board Meeting on June 27, 2022 began at 2:00 PM (prior to the open session where the Board of Directors conducted Association business that falls within any one of the following categories:

Member Discipline  
Litigation/Legal Matters  
Contracts  
Delinquent Assessments  
Personnel Matters  
Compliance Officer Report

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

**J. ADJOURN REGULAR MONTHLY MEETING @ 6:39 PM**