



Bear Valley Springs Association Board of Directors

SPECIAL BOARD MEETING

Monday, July 24, 2023 at 1:00 PM
BVSA Conference Room

Open to All
Members

MINUTES

A. ANNOUNCEMENTS:

1. Call to Order @ 1:10 pm

2. Roll Call

Board Members Present: President Guy Munday, Vice-President Butch Reyburn, Treasurer Fred Hicks, Director Jim Panek

Board Members Absent: Adam Tiefenthaler

Staff Members Present: Anita Bauer – Administrative Asst./Board Secretary

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:

Fred Hicks made an announcement that there is a known conflict of interest due to him being an employee of Mountain View Consulting. Let the record state that all items discussed by the Board of Directors in open and executive session will be voted on without Fred. Fred will recuse himself from any discussion or vote pertaining to that topic.

B. ADMINISTRATIVE & PROCEDURAL MATTERS / CORRESPONDENCE:

1. Approval of Agenda:

July 24, 2023 Special Board Meeting Agenda

Motion by BR to approve the 7/24/23 amended special board meeting agenda.

2nd by FH

Add General Manager Computer, GM moving expenses and CER for Hole #5 Bathroom Oak Tree Golf Course

Motion Approved VOTE 4-0

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 BVSA Board of Directors will be holding a Special Executive Session Board Meeting immediately following open session conducting business that falls within the following categories:

- Member Items/ECC Matters
- Litigation/Legal Matters
- Contracts
- Delinquent Assessments
- Personnel Matters
- Whistleblower

The above notice constitutes the agenda for 7/24/23 executive session.

3. Approval of Minutes:

June 19, 2023 Special Board Meeting Minutes

Motion by JP to approve the 6/219/23 Special Board Meeting Minutes

2nd by FH

Motion Approved VOTE 4-0

C. MEMBER COMMENTS: NONE

D. BOARD BUSINESS / ACTION ITEMS: 2 items

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| 1. | Discussion and request for Authorization: CER- Community Tree Service/Landscape- Grounds Maintenance Motion by JP to approve Alternative One, any reputable licensed and insured tree service to maintain the trees within the community as needed throughout the 2023-24 fiscal year to be funded from the reserve account not to exceed \$20,000. 2nd by BR Motion Approved VOTE 4-0 |
| 2. | Discussion and request for Authorization: CER- Golf Course and Lakes Tree Service/Landscape- Golf Maintenance Motion by BR to approve Alternative One, any reputable licensed and insured tree service to maintain the trees along the lakes and golf course throughout the 2023-24 fiscal year to be funded from the reserve account not to exceed \$20,000. 2nd by FH Motion Approved VOTE 4-0 |
| 3. | Request for Approval: General Manager Computer/ Laptop Motion by BR to approve the purchase of a laptop and docking station for the General Manager not to exceed \$2000 to be funded from the Board Contingency account. 2nd by JP Motion Approved VOTE 4-0 |
| 4. | Request for Approval: GM Moving Expenses Jim Panek stated Don Ciota requested the moving expenses be sent via ACH a total of \$5,505.53 Motion by JP to approve the \$5,505.53 to be sent via ACH for relocation and travel to be funded from the admin. operating expenses. 2nd by BR Motion Approved VOTE 4-0 |
| 5. | Request for Approval: CER Hole #5 Bathroom Motion by JP to approve Alternative One BVSA Maintenance Crew to repaint and upgrade the bathroom located on the golf course at hole #5, for a total of \$6,000.00 to be funded from the reserves account. 2nd by GM Motion Approved VOTE 4-0 Motion by JP to request an MCDB change for to increase from \$6,000 to \$12,000. 2nd by GM Motion Approved VOTE 4-0 |

E. FOLLOW UP ITEMS FROM TODAY'S MEETING:

F. ANNOUNCE UPCOMING MEETINGS:

Regular Meeting, Tuesday, August 15, 2023 at 6:00 PM, Oak Tree Country Club

Special Meeting, Monday, August 21, 2023 at 1:00 PM, BVSA Conference Room

G. ADJOURN SPECIAL MEETING: @ 1:40 pm