



Bear Valley Springs Association Board of Directors
Regular Monthly Meeting
Tuesday, December 19, 2023 at 6:00 PM
Oak Tree Country Club
MINUTES

Open to All
Members

A. ANNOUNCEMENTS –

1. Call to Order – Pledge of Allegiance

2. Roll Call –

Board Members Present: President Guy Munday, Vice President Butch Reyburn,
Treasurer Fred Hicks, Director Jeff Gadzia, Director James Panek

Staff Members Present: General Manager Don Ciota, Board Secretary and
Administrative Assistant Anita Bauer

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

<u>Item #</u>	<u>Item</u>
24-057	Approval of the Agenda <ul style="list-style-type: none">December 19, 2023 Regular Meeting Agenda Motion by BR to approve the 12/19/23 regular meeting agenda for December 19, 2023. 2nd by GM Request to add agenda item: Fred Hicks to Rules Committee Motion Approved VOTE 5-0
24-058	Approval of Minutes <ul style="list-style-type: none">November 21, 2023 Regular Meeting Minutes Motion by JP to approve the 11/21/23 regular meeting minutes. 2nd by FH Change - Commi to Combi Motion Approved VOTE 5-0
24-059	Reading of the Executive Session Reports <ul style="list-style-type: none">Regular Meeting 11-21-23 Read into the record by GM and received and filed as reported
24-060	Receive and File Various Committee Reports <ul style="list-style-type: none">Equestrian Advisory Committee – 11-6-23Golf Advisory Committee – 11-7-23, 12-5-23Recreation Advisory Committee- 11-1-23, 12-6-23Rules Advisory Committee- 11-7-23Lake Quality Advisory Committee – 10-2-23 Motion by GM to approve the above-mentioned committee reports 2nd by JP FH asked what MPS stands for on the EAC minutes Motion Approved VOTE 5-0
24-061	Treasurer's Report and Controller's Report Read into the record by Gina Silva, Controller and received and filed as reported.

C. GENERAL MANAGER

<u>Item #</u>	<u>Item</u>
24-062	General Manager Report Don Ciota gave a report to the membership on the happenings at the BVSA and what the new year holds.

D. CONSENT CALENDAR – 4 items

24-063	2023-24 Board of Directors Meeting Schedule
24-064	2023-24 Board of Directors Operational Calendar
24-065	BVSA Follow-Up Items List
24-066	Request to Post proposed rule changes to Article 3 in the Bear Tracks.
	Motion by FH to approve the consent calendar 2nd by BR Motion Approved VOTE 5-0

E. BOARD BUSINESS ACTION ITEMS – 6 items

<u>Item #</u>	<u>Item</u>
24-067	Discussion and Request for Approval of Schedule of Election Events and Appointment of HOA Elections of California to be the 2024 Inspector of Election. Motion by JG to appoint HOA Elections California as the 2024 Inspector of Election and to approve the schedule of events. 2nd by GM Motion Approved VOTE 5-0
24-068	Discussion and Request for Approval to Adopt Proposed BVSA Rule Changes to Article 18. General Rules for Amenities and Facilities. Motion by BR to not adopt the Article 18 but send to the Rules Advisory Committee for review 2nd by JP Motion Approved VOTE 5-0
24-069	Discussion: California Outdoor Equity Grant Program (OEP) No Board Action or Discussion
24-070	Discussion and Request for Approval: Request to re-instate the Fiber Arts Club as a BVS Recognized Club. Motion by JP to re-instate the Fiber Arts Clubs 2nd by BR Motion Approved VOTE 5-0
24-071	Discussion and Request for Approval for Annual Appointment of Board Advisory Committees. Golf, Equestrian, Food Service, Recreation, Rules, Lake Quality. Motion by BR to approve the appointment of 2024 Advisory Committee Annual Lists for Annual Re-Appointment to Golf, Equestrian, Food Service, Recreation, Rules and Lake Quality Advisory Committees. 2nd by GM Motion Approved VOTE 5-0
24-072	Request for Approval and Individual Appointment to Rules Committee Motion by FH to appoint himself to the Rules Advisory Committee

2nd by BR

Motion Approved VOTE 5-0

-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.

Members Called to the Podium

Jeff Kermode – 3430-489- Mr. Kermode introduced himself as a member of the rules committee, President of Buckaroos and member of BV Horseman's Association. Mr. Kermode stated his concern regarding the Article 18 proposed rule change. He stated the rule change should have come to the rules advisory committee for review prior to posting in the Bear Tracks. His recommendation is to send the Article 18 proposed rule change back to the Rules Advisory Committee for review. His concern is there could be significant consequences to certain clubs if they are made to pay for use of facilities.

Martine Hernandez- 3431-426- Mr. Hernandez introduced himself as representing himself and the BV Veterans Association. The veterans are a non-profit 501-c3. Mr. Hernandez stated that the BVSVA give back to the community and he is very concerned about the Proposed Rule Change to Article 18. He stated his trust in the BVSA Board of Directors but would like to know the reason for this rule change and the necessity to charge clubs.

Carol Miller 3557-223- She is concerned about the language change in Article 18, section 1802. She recommends that the rule change go back to the rules advisory committee for review in accordance with the BVSA rules. She does not believe the fee should be charged since club members are paying their assessments.

Howard Krawitz- 3430-237 – As President of the Sportsman's Club he believes the clubs bring a lot to BVS and he would like to support the rules advisory committee reviewing this proposed rule change. He recommends that the deposit be taken for large events and not be refunded if there is a club that is not cleaning up after themselves. He also stated his belief that the term fee may be a violation of the Davis-Stirling Act.

President Munday asked if Howard believes it is okay to close down the amenity while the rest of the membership cannot use it? Carol Miller answered that the Board and the Manager have the discretion to say no to an event.

Carolyn Corporon – 8802-001 – She has read through the proposed change. She is commenting on the proposed rule change to Article 18. Her concern is whether the management can handle all of the event use forms that need to be approved. She also asked about the Use Privilege Cards procedure.

Brian Wallace – 3431-439- As a resident and member he believes this rule change should go back to the Rules Advisory Committee for review. He already understands that the clubs will be using the facilities and that there are facilities that will be shut down occasionally.

Rob Conn 3557-233- He does not trust the board here or at the CSD. He said the statement about alcohol is not true.

Deb Meyer 5414-002 – As a member of the Carriage Club she stated this rule change will change the attitude here in BVS.

F. SUMMARY OF TODAY'S FOLLOW UPS

G. ANNOUNCE UPCOMING MEETINGS AND NOTICES
MEETINGS

- Regular Monthly Board Meeting, Tuesday, January 16, 2024 at 6:00 PM, Oak Tree Country Club (Closed executive session to begin at 2:00 PM prior to the Open Meeting)
- Special Monthly Board Meeting, Monday, January 22, 2024 at 1:00 PM, BVSA Conference Room (Closed executive session to begin immediately following the Open Meeting)

- BVCSD/BVSA Liaison Meeting, Thursday, February 4, 2024 at 10:00 AM, BVCSD

NOTICES

- Regular Executive Session Board Meeting on December 19, 2023 to begin at 2:00 PM
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/ECC Discipline
 - Personnel Matters
 - Compliance Officer Report

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

I. ADJOURN REGULAR MONTHLY MEETING @ 6:54 PM