



**Bear Valley Springs Association Board of Directors**  
**Regular Monthly Meeting**  
 Tuesday, February 20, 2024 at 6:00 PM  
 Oak Tree Country Club  
**MINUTES**

**Open to All Members**

**A. ANNOUNCEMENTS –**

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

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

**Staff Present:** Don Ciota, General Manager, Anita Bauer, Admin Asst.

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>
24-092	<b>Approval of the Agenda</b> <ul style="list-style-type: none"> <li>▪ February 20, 2024 Regular Meeting Agenda</li> </ul> <b>Motion by BR to approve the 2/20/24 regular meeting agenda</b> <b>2<sup>nd</sup> by JP</b> <b>Motion Approved VOTE 5-0</b>
24-093	<b>Approval of Minutes</b> <ul style="list-style-type: none"> <li>▪ January 16, 2024 Regular Meeting Minutes</li> </ul> <b>Motion by JP to approve the 1/16/24 regular meeting minutes.</b> <b>2<sup>nd</sup> by JG</b> <b>Motion Approved VOTE 5-0</b>
24-094	<b>Reading of the Executive Session Reports</b> <ul style="list-style-type: none"> <li>▪ Regular Meeting 1-16-24</li> <li>▪ Special Meeting 1-22-24</li> </ul> <b>Read into the record by Guy Munday and received and filed as reported.</b>
24-095	<b>Receive and File Various Committee Reports</b> <ul style="list-style-type: none"> <li>▪ Recreation Advisory Committee- 12-6-23, 2-7-24</li> <li>▪ Rules Advisory Committee- 1-9-24</li> <li>▪ Equestrian Advisory Committee- 11-7-23, 2024 Scope</li> <li>▪ Lake Quality Advisory Committee – 12-4-23</li> </ul> <b>Motion by JP to receive and file the above-mentioned committee reports as received</b> <b>2<sup>nd</sup> by FH</b> <b>Motion Approved VOTE 5-0</b>

**C. STAFF REPORTS**

<u>Item #</u>	<u>Item</u>

<b>24-096</b>	<b>Treasurer’s Report and Controllers Report</b>
<b>24-097</b>	<b>General Manager Report -Amenity Highlights and Challenges</b>

**D. CONSENT CALENDAR – 9 items**

<b>24-098</b>	2023-24 Board of Directors Meeting Schedule
<b>24-099</b>	2023-2024 Board of Directors Operational Calendar
<b>24-100</b>	2023-2024 BVSA Follow-Up Items list
<b>24-101</b>	Request for Approval to Post Proposed Rule Changes to Article 5
<b>24-102</b>	Request for Approval to Adopt Proposed BVSA Rule Changes to Introduction as Posted
<b>24-103</b>	Request for Approval to Adopt Proposed BVSA Rule Changes to Article 1 as Posted
<b>24-104</b>	Request for Approval to Adopt Proposed BVSA Rule Changes to Article 2 as Posted
<b>24-105</b>	Request for Approval to Adopt Proposed BVSA Rule Changes to Article 4 as Posted
<b>24-106</b>	Request for Approval to Post Proposed BVSA Rule Changes to Article 18
	<b>Motion by JP to approve the consent calendar. 2<sup>nd</sup> by JG Motion Approved VOTE 5-0</b>

**E. BOARD BUSINESS ACTION ITEMS – 1 item**

<b>Item #</b>	<b>Item</b>
<b>24-107</b>	Discussion and Request for Approval: Wildlife Coalition – Placement of Blue Bird Boxes <b>Motion by BR to deny the request unless a WC representative come to explain and answer questions. 2<sup>nd</sup> by FH Motion Approved VOTE 5-0</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 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.

**Julie Medaris 1040-301 – Her question pertains to Article 3, Section 305. She wants to know if there will be guidelines given to explain the process for appealing to the Board for obtaining amenity cards as children of owners over 26 years. She explained her family’s story of living together with adult children since the year 2011.**

**G. SUMMARY OF TODAY’S FOLLOW UPS**

AB to contact Wildlife coalition regarding attending a board meeting to answer questions pertaining to their request for bluebird boxes.

**H. ANNOUNCE UPCOMING MEETINGS AND NOTICES**

**MEETINGS**

- Special Monthly Board Meeting, Monday, February 26<sup>th</sup>, 2024 at 1:00 PM, BVSA Conference Room (Closed Executive Session to begin immediately following the Open Meeting)
- Regular Monthly Board Meeting, Tuesday, March 19<sup>th</sup>, 2024 at 6:00 PM, OTCC (Closed Executive Session to begin at 2:00 PM prior to the Open Meeting)
- Special Combined BOD/Finance Meeting – Wednesday, March 27<sup>th</sup>, 2024 at 9:00 AM, Oak Tree 3ountry Club
- Special Combined BOD/Finance Meeting – Thursday, March 28<sup>th</sup>, 2024 at 9:00 AM, Oak Tree Country Club

**NOTICES**

- Closed Executive Session Board Meeting on February 20<sup>th</sup>, 2024 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
- Personnel Matters
- Compliance Officer Report

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

**I. ADJOURN REGULAR MONTHLY MEETING @6:24 pm**