



Bear Valley Springs Association Board of Directors

SPECIAL BOARD MEETING

Monday, January 22, 2024 at 1:00 PM

BVSA Conference Room

MINUTES

Open to All Members

A. ANNOUNCEMENTS:

1. Call to Order and Pledge of Allegiance @ 1:00 PM

2. Roll Call

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

Staff members Present: General Manager Don Ciota, Admin. Asst. 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 22, 2024 Special Board Meeting Agenda

Motion by JP to approve the 1/22/24 special board meeting agenda.

2nd by GM

GM strikes item # D-1 from the agenda.

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 Minutes: None

C. MEMBER COMMENTS:

D. BOARD ADMINISTRATIVE AND BUSINESS / ACTION ITEMS: 4 items

1.	Discussion and Request for Approval: Individual Request for Appointment to EAC Withdrawn by GM.
2.	Discussion: Presentation of Equestrian Center Master Plan Sub-Committee: Arena Management Plan Suzy Fleetstra and Kathy Carey attended the board meeting to explain the inception of the Master Plan Sub-Committee. Suzy gave her history in Business and Equine. They explained the process and history of the Arena Management Plan. They have evaluated and inventoried the Equestrian Center and studied the resources on property. The presentation by the Sub-Committee included requests for time and money. \$5,000 per quarter is needed. Time required would be to provide a regular schedule of staff for maintenance. The main arena is 52 years old and needs some renovation. This is a plan for the future with best management practices suggestions and guidelines. Further discussion

	occurred regarding equipment and staffing as well as a Q&A with the Board Directors.
3.	Reserve CER: Oak Tree Country Club Water Heater Motion by JP to approve Alternative One, the purchase of a 40-gallon Rheem commercial gas water heater from Home Depot in Tehachapi, CA in an amount not to exceed \$898.90 to be funded from the reserve account. 2nd by BR Motion Approved VOTE 5-0
4.	Reserve CER: Rebuild Utility Cart Motion by JP to have maintenance repair the old Utility Cart, John Deere, by rebuilding the motor purchase a new motor not to exceed \$2500.00 from the reserve account. 2nd by BR Motion Approved VOTE 5-0

E. FOLLOW UP ITEMS FROM TODAY'S MEETING:

F. ANNOUNCE UPCOMING MEETINGS:

Regular Meeting, Tuesday, February 20, 2024 at 6:00 PM, Oak Tree Country Club Reception Area (Executive Meeting which is closed to the Public will begin on February 20, 2024 at 2:00 PM at the BVSA Conference Room.)

Special Board Meeting, Monday, February 26, 2024 at 1:00 PM, BVSA Conference Room

G. ADJOURN SPECIAL MEETING: @ 1:55 pm