



Bear Valley Springs Association Board of Directors

SPECIAL OPEN BOARD MEETING

Tuesday, February 26, 2024 at 1:00 PM

BVSA Conference Room

MINUTES

Open to All Members

A. ANNOUNCEMENTS:

1. Call to Order

2. Roll Call-

Board members Present: President Guy Munday, Vice-President Butch Reyburn, Director James Panek, Director Jeff Gadzia

Board Members Absent: Treasurer Fred Hicks

Staff Members Present: General Manager Don Ciota

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:

February 26, 2024 Special Board Meeting Agenda

Motion by BR to approve the 2/26/24 special board meeting agenda

2nd by JP

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 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:

January 22, 2024 Special Board Meeting Minutes

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

2nd by BR

Motion Approved VOTE 4-0

C. MEMBER COMMENTS: None

D. BOARD BUSINESS / ACTION ITEMS: 7 items

1.	Discussion and Request for Approval: MCDB Change – Pool Deck Resurfacing Cost Adjustment No Board Action
2.	Discussion and Request for Approval: CER – Pool Re-Surfacing – The project manager stated Steve Holloway incorporated brought in a lower bid and therefore we didn't need to change the master component database (MCDB). They promised a 10-year warranty even though they only normally give a 5 year warranty. This will take them 2-weeks to complete the job.

	<p>Motion by JP to approve Alternative One, Steve Hollaway Painting Inc. to resurface the pool with paint, apply Pintek Urethane Polysparta Coating and \$150, 385. to be funded from the reserve account. 2nd by BR Motion Approved VOTE 4-0</p>
3.	<p>Discussion and Request for Approval: CER – Cub Lake Playground Equipment Replacement and Installation Motion by JP to replace the broken playground equipment pieces. Motion is To approve the Game-time, a Play-cor company, to remove and install 3 pieces of playground equipment at Cub Lake in the amount of \$15,032.11 to be funded from the reserve account. 2nd by BR Motion Approved VOTE 4-0</p>
4.	<p>Discussion and Request for Approval: MCDB Change – Mulligan Room Ice Machine Motion by JP to increase the amount to \$5,000, a difference of \$2175.00. for the Mulligan Room ice machine in the reserve account and to back date the time to 2024 on the Database. 2nd by JG Jeff asked about the \$2500. credit promised by Pepsi. Jim answered that the credit will come after the contract begins so it will be used for product or other equipment. Motion Approved VOTE 4-0</p>
5.	<p>Discussion and Request for Approval: CER – Mulligan Room Ice Machine Motion by JP to approve Alternative One, No Motion.</p>
6.	<p>Discussion and Request for Approval: MCDB Change – Whiting Center Work Out Equipment Cost Adjustments. Motion by JP to approve the MCDB change for \$18181.38, an increase of \$3,538.30 for replacement of equipment. 2nd by BR Butch asked if this is strictly for treadmills or just workout equipment. Jim asked whether there is room for 2 commercial treadmills at 48” wide. Don stated the bike will go away. Jim thought Ashley likes the bike. Don stated he will double check the measurements. Don said there are a couple of inherited donated equipment pieces that will go away. Jeff asked if the equipment needs to be labeled for use in a public place. Don said no, it does not. Further discussion and discrepancies about the warranty offered. Motion Approved VOTE 4-0</p>
7.	<p>Discussion and Request for Approval: CER – Treadmills – Whiting Center Motion by JP to approve Alternative One, Fit Logistics, to remove old and install new treadmills for \$15,032.11 to be funded from the reserve account. 2nd by BR Motion Approved VOTE 4-0</p>

E. FOLLOW UP ITEMS FROM TODAY’S MEETING:

F. ANNOUNCE UPCOMING MEETINGS:

BVCSD/BVSA Liaison Meeting – Thursday, April 4, 2024 at 10:00am

Joint BVSA BOD/Finance Meetings, Wednesday March 27th and Thursday March 28th, 2024 at 10:00am, Oak Tree Country Club

Regular Meeting, Tuesday, March 19, 2024 at 6:00 PM, Oak Tree Country Club.

Special Board Meeting, Monday, March 25th, 2024 at 1:00 PM, BVSA Conference Room

Butch asked about the confirmations from the finance committee about the budget meetings. Don said yes we need to stay with these dates so that we can get our legal mailing out to the membership.

Special Board Meeting, February 26, 2024

G. ADJOURN SPECIAL MEETING: @ 1:35 pm