



Bear Valley Springs Association Board of Directors  
Regular Monthly Meeting  
Tuesday, May 20, 2025 at 6:00 PM  
Oak Tree Country Club  
**AGENDA**

Open to All  
Members

**A. ANNOUNCEMENTS**

1. **Call to Order – Pledge of Allegiance**
2. **Roll Call** - ☐ Munday ☐ Gadzia ☐ Hicks ☐ Panek ☐ Burchard  
☐ D. Ciota ☐ A. 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).*

**B. ADMINISTRATIVE & PROCEDURAL MATTERS / CORRESPONDENCE**

<u>Item #</u>	<u>Item</u>
25-169	<b>Approval of the Agenda</b> <ul style="list-style-type: none"><li>May 20, 2025 Regular Meeting Agenda</li></ul>
25-170	<b>Approval of Minutes</b> <ul style="list-style-type: none"><li>April 7, 2025 Regular Meeting Minutes</li><li>March 26, 2025 Special Combined Board Meeting for Annual Budget Review</li><li>March 27, 2025 Special Combined Board Meeting for Annual Budget Review</li></ul>
25-171	<b>Reading of the Executive Session Report</b> <ul style="list-style-type: none"><li>Special Meeting</li></ul>
25-172	<b>Receive and File Various Committee Reports</b> <ul style="list-style-type: none"><li>Lake Quality Advisory Committee – 2-3-25</li><li>Recreation Advisory Committee – 3-5-25</li><li>Rules Advisory Committee- 4-1-25</li><li>Equestrian Advisory Committee – 2-3-25, 4-7-25</li><li>Finance Advisory Committee – 3-19-25,</li><li>Golf Advisory Committee – 3-4-25, 4-1-25</li></ul>
25-173	<b>Treasurer’s Report and Controller’s Report</b> – Treasurer

**C. GENERAL MANAGER**

<u>Item #</u>	<u>Item</u>
25-174	<b>Amenity Highlights and Challenges</b>

**D. CONSENT CALENDAR – 4 items**

25-175	2025 Board of Directors Operational Calendar
25-176	BVSA Follow-Up Items list
25-177	Request for Approval to adopt Proposed ECC rule change to Section 210
25-178	Request for Approval to post Proposed BVSA Rule change to Article 18

**E. BOARD BUSINESS ACTION ITEMS – 3 items**

<u>Item #</u>	<u>Item</u>
25-179	Discussion and Request for Approval: MCDB Change – Irrigation System Overhaul

<b>25-180</b>	Discussion and Approval: Reserve CER Irrigation Software System
<b>25-181</b>	Discussion and Approval: Reserve CER Baroness Greens Mower- IGM
<b>25-182</b>	Discussion and Approval: Reserve CER Utility Cart Replacement - IGM
<b>25-183</b>	Request for Approval to appoint to EAC – Linda McManaman

**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.

**G. SUMMARY OF TODAY'S FOLLOW UPS**

**H. ANNOUNCE UPCOMING MEETINGS AND NOTICES**  
**MEETINGS**

- Regular Monthly Board Meeting, Tuesday, June 17, 2025 at 6:00 PM, Oak Tree Country Club (Closed Executive Session at 2:00 PM prior to the Open Meeting)
- **Special Monthly Board Meeting, Tuesday, May 27, 2025 at 1:00 pm Monday is a holiday** (Closed Executive Session to meet immediately after the open session)
- Annual Meeting and Election of BVSA Board Directors: Saturday, June 14, 2025 at 9:00 AM and 2:00 PM, Whiting Center (Polls open from 9:00 AM – 11:00AM)
- Special Monthly Board Meeting, Monday, June 23, 2025 at 1:00 PM, BVSA Office (Closed Executive Session to meet immediately after the open session)

**NOTICES /AGENDA**

- Closed Executive Session Board Meeting on Tuesday, May 20, 2025 to begin at 1:00 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**