



# Bear Valley Springs Association Board of Directors

## Regular Monthly Meeting

Tuesday, July 15, 2025 at 6:00 PM

OTCC Reception Area

### AGENDA

Open to All  
Members

#### A. ANNOUNCEMENTS

1. **Call to Order – Pledge of Allegiance**
2. **Roll Call** - ☐ Munday ☐ Gadzia ☐ Hicks ☐ Burcham ☐ Burchard  
☐ Ciota ☐ 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>
26-001	<b>Approval of the Agenda</b> <ul style="list-style-type: none"><li>▪ July 15, 2025 Regular Meeting Agenda</li></ul>
26-002	<b>Approval of the Minutes</b> <ul style="list-style-type: none"><li>▪ June 17, 2025 Regular Meeting Minutes</li></ul>
26-003	<b>Reading of the Executive Session Report</b> <ul style="list-style-type: none"><li>▪ Regular Meeting 6-17-25</li><li>▪ Executive Meeting 6-23-25</li></ul>
26-004	<b>Receive and File Various Committee Reports</b> <ul style="list-style-type: none"><li>• Recreation Advisory Committee – 6-4-25</li><li>• Equestrian Advisory Committee – 6-2-25</li></ul>
26-005	<b>Treasurer's Report and Controller's Report</b>

#### C. GENERAL MANAGER

<u>Item #</u>	<u>Item</u>
26-006	<b>Amenity Highlights and Challenges</b>

#### D. CONSENT CALENDAR – 4 items

26-007	2025-2026 Board of Directors Board Meeting Schedule
26-008	2025-2026 Board of Directors Operational Calendar
26-009	2025 BVSA Follow Up Items list

#### E. BOARD BUSINESS ACTION ITEMS – None

<u>Item #</u>	<u>Item</u>
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#### 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, August 19, 2025 at 6:00 PM, OTCC Reception Area
- Special Monthly Board Meeting, Monday, August 25, 2025 at 1:00 PM, BVSA Office  
(Closed Executive Session prior to the Open Meeting)

**NOTICES / AGENDA**

- Closed Executive Session Board Meeting on July 15, 2025 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

- Closed Executive Session Board Meeting on July 31, 2025 to begin at 9:00 AM where the Board of Directors will discuss Association business with their Legal Counsel as a New Board Orientation. Topics discussed will fall 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**