



Bear Valley Springs Association Board of Directors

Regular Monthly Meeting

Tuesday, May 20, 2025 at 6:00 PM

Oak Tree Country Club

Open to All
Members

MINUTES

A. ANNOUNCEMENTS

1. **Call to Order – Pledge of Allegiance @6:05**

2. **Roll Call –**

Board Members Present: Munday, Gadzia, Hicks, Panek , Burchard

Staff Members Present: General Manager D. Ciota, Administrative Asst. 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

Item #	Item
25-169	Approval of the Agenda <ul style="list-style-type: none">May 20, 2025 Regular Meeting Agenda Motion by JP to approve the 5/20/25 regular meeting agenda. 2nd by JG Board Business 25-184- MCDB Pool Attachment, 25-185 Mower Attachments CER Motion Approved VOTE 5-0
25-170	Approval of Minutes <ul style="list-style-type: none">April 7, 2025 Regular Meeting MinutesMarch 26, 2025 Special Combined Board Meeting for Annual Budget ReviewMarch 27, 2025 Special Combined Board Meeting for Annual Budget Review Motion by JP to approve the above-mentioned minutes 2nd by JG Motion Approved VOTE 4-0
25-171	Reading of the Executive Session Report <ul style="list-style-type: none">Special Meeting Executive Session Report read into the record and received and filed as reported
25-172	Receive and File Various Committee Reports <ul style="list-style-type: none">Lake Quality Advisory Committee – 2-3-25Recreation Advisory Committee – 3-5-25Rules Advisory Committee- 4-1-25Equestrian Advisory Committee – 2-3-25, 4-7-25Finance Advisory Committee – 3-19-25,Golf Advisory Committee – 3-4-25, 4-1-25 Motion by JG to receive and file reports as received. 2nd by JP Motion Approved VOTE 4-0
25-173	Treasurer's Report and Controller's Report – Treasurer Don read the T-report into the record and it was received and filed as reported.

C. GENERAL MANAGER

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

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
	Motion by GM to approve the Consent Calendar without item #25-178 2nd by JP Motion Approved VOTE 4-0

E. BOARD BUSINESS ACTION ITEMS – 7 items

<u>Item #</u>	<u>Item</u>
25-179	Discussion and Request for Approval: MCDB Change – Irrigation System Overhaul Motion by JP to move the asset on the Master Data Base from 2026 to 2025 and allow us to purchase the irrigation system. 2nd by GM Motion Approved VOTE 4-0
25-180	Discussion and Approval: Reserve CER Irrigation Software System Motion by JP to approve Alternative One, new Cirrus Pro software system which will increase efficiency and reporting of current irrigation water usage, the cost with weather station will be \$20,997.66 from Kern Turf Supply. 2nd by GM Motion Approved VOTE 4-0
25-181	Discussion and Approval: Reserve CER Baroness Greens Mower- IGM Motion by JP to approve Alternative Two, to purchase a 2024 Demo model Baroness LM315GC from Alliance Turf Products in the amount of \$45,965. For Mower (\$42K), tax (\$3465.) and freight costs of \$500. 2nd by GM Motion Approved VOTE 4-0
25-182	Discussion and Approval: Reserve CER Utility Cart Replacement – IGM Motion by JP to approve Alternative One, the purchase of one 2024 Honda Pioneer 700 deluxe utility vehicle and one 2025 Honda Pioneer 700 base model from North Kern Honda Motorsports for use of golf maintenance and amenity maintenance. The cost for both units with a set of turf and road tires is \$35,344.56 to be funded from the reserve account. 2nd by GM Motion Approved VOTE 4-0
25-183	Request for Approval to appoint to EAC – Linda McManaman Motion by JP to appoint Linda McManaman to the EAC 2nd by FH Motion Approved VOTE 4-0
25-184	Discussion and request for approval: MCDB Changes to mower attachments Motion by JP to approve the change to reflect current life span from 10 years to a 5-year span and reflect the current life expectancy and to allow the purchase of two tow behind

	mower attachments in FY 2025-26. 2nd by FH Motion Approved VOTE 4-0
25-185	Discussion and Request for Approval: Reserve CER Mower Attachments Motion by JP to approve Alternative One, a purchase of one Acrease rough cut mower MR55BE and the purchase of one finish cut PRO60B from KUNZ engineering company in the amount of \$10,982.97. to be funded from the reserve account. 2nd by GM Motion Approved VOTE 4-0

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.

Margaret Paez 3430-410- stated her concern about the \$75. fee for the golf carts. She believes we get a great deal for our amenities but does not believe this fee will stop the problem with the golf cart fees. She does not believe the fee is fair. Member Art Hernandez commented that people can be offered a waiver to release the Association for the liability.

Kimberly Clow -3440-024- She said the Lakes, the Nature Path and the Islands all look very good. She is asking about the problem with the Duck feeder. The ramp is obstructed by the duck feeder. She said it is requested to move the duck feeder from the west side to the east side over by the restrooms for the purpose of the handicapped people in our valley.

Ben Chavez – 3436-436 – He wants to alert those in attendance of the new pickleball court going in. He does not believe it is fair to have new courts installed which increases the noise near his property. He stated he doesn't think the rules were followed. He said he doesn't really care but wonders how many courts will be going in. He also stated a previous board promised they would plant trees. An appt. was made for Ben to speak with the General Manager about this problem with the recreation are adjacent to his property.

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 @ 6:54 pm