



Bear Valley Springs Association Board of Directors

SPECIAL BOARD MEETING

Monday, July 21, 2025 at 1:00 PM

BVSA Conference Room

MINUTES

Open to All
Members

A. ANNOUNCEMENTS:

1. Call to Order @ 1:00 pm

2. Roll Call

Board Members Present:

Board Members Absent: Jeff Gadzia,

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:

July 21, 2025 Special Board Meeting Agenda

Motion by GM to approve the agenda

2nd by FH

Motion Approved VOTE 4-0

Add CER Playground surface

Golf Maintenance Tree dept 20

Golf Maintenance Trees dept 30

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 BVSA Board of Directors will be holding a Special Executive Session Board Meeting immediately following open session conducting business that falls within the following categories:

- Member Items/ECC Matters
- Litigation/Legal Matters
- Contracts
- Delinquent Assessments
- Personnel Matters
- Whistleblower

The above notice constitutes the agenda for 7/21/25 executive session.

3. Approval of Minutes:

Motion by FH to approve the minutes

2nd by GM

June 23, 2025 Special Board Meeting Minutes

D.1. Board business action items on the motion remove to, increase of the golf course. D4 add 2026 and 2027.

Motion Approved VOTE 4-0

C. MEMBER COMMENTS:

D. BOARD BUSINESS / ACTION ITEMS: 3 items

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| 1. | Discussion and Request for Approval: Reserve CER – Maintenance/Trails Trailer |
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	Motion by FH to approve Alternative One the rebuilding of an existing 16 ft trailer with new metal tongue, fenders and the replacement of the wooden runners not to exceed \$3500. To include BVSA labor to be funded from the reserve account. 2 nd by GM Motion Approved VOTE 4-0
2.	Discussion and Request for Approval: Reserve CER- New Vehicle – Janitors/Maintenance Motion by FH to approve Alternative One to purchase a 2025 Ford F150 STX 4x4 in the amount of \$50,626.71 2 nd by GM DB asked what they are used for and JP stated they are used for all amenity clean-up. Motion Approved VOTE 4-0
3.	Discussion and Request for Approval: Reserve CER – New Vehicles – Two Utility Trucks- Maintenance Department Motion by FH to approve Alternative One the purchase of a 2024 Ford F250 and a 2025 Ford F250 Ford 4X4 utility truck, purchased from Jim Burke Ford in the amount of 142,045.15 to be funded from the reserve account. 2 nd by GM Motion Approved VOTE 4-0
4.	Discussion and Request for Approval for Reserve CER – Concrete Curbing and Play materials Motion by FH to approve the CER for concrete curbing and playground materials 2 nd by GM Motion Approved VOTE 4-0
5.	Discussion and Request for Approval for Reserve CER – Trees Annual Maintenance dept 20 Motion by FH to approve the CER for Annual Tree Maintenance for department 20 2 nd by GM Motion Approved VOTE 4-0
6.	Discussion and Request for Approval for Reserve CER – Trees Annual Maintenance dept 30 Motion by FH to approve Annual Tree Maintenance for department 30 2 nd by GM Motion Approved VOTE 4-0

E. FOLLOW UP ITEMS FROM TODAY’S MEETING:

F. ANNOUNCE UPCOMING MEETINGS:

Regular Meeting, Tuesday, August 19, 2025 at 6:00 PM, Oak Tree Country Club

Special Meeting, Monday, August 25, 2025 at 1:00 PM, BVSA Conference Room

G. ADJOURN SPECIAL MEETING: @ 1:22 pm