



Bear Valley Springs Association Board of Directors

Regular Monthly Meeting

Tuesday, September 16, 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 – President Munday, Vice-President Gadzia, Treasurer Hicks, Director Burcham, Director Burchard
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>
26-021	Approval of the Agenda <ul style="list-style-type: none">▪ September 16, 2025 Regular Meeting Agenda
26-022	Approval of Minutes <ul style="list-style-type: none">▪ August 19, 2025 Regular Meeting Minutes
26-023	Reading of the Executive Session Report <ul style="list-style-type: none">▪ Regular Meeting 8-19-25▪ Special Meeting 8-25-25
26-024	Receive and File Various Committee Reports <ul style="list-style-type: none">▪ Equestrian Advisory Committee 8-4-25▪ Golf Advisory Committee 7-1-25, 8-5-25▪ Lake Quality Advisory Committee – 6-2-25▪ Rules Advisory Committee- 8-12-25

C. GENERAL MANAGER – Don Ciota – 2 items

<u>Item #</u>	<u>Item</u>
26-025	Financial Report
25-026	General Manager Report

D. CONSENT CALENDAR – 6 items

26-027	2025-2026 Board of Directors Board Meeting Schedule
26-028	2025-2026 Board of Directors Operational Calendar
26-029	2025-2026 BVSA Follow Up Items list
26-030	Request for Approval to Post Proposed Rule Change to Article 18- Amenity Special Use by Individuals or Groups
26-031	Request for Approval to Post Proposed Rule Change to Article 20- Smoking at Association Operated Facilities
26-032	Request for Approval to Adopt Proposed Rule Change to Article 18, Section 1802- Fees and Deposits

E. BOARD BUSINESS ACTION ITEMS – 2 items

<u>Item #</u>	<u>Item</u>
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26-031	Discussion and Request for Approval to Adopt BVSA Rule Section 2400
26-032	Request for Approval to Authorize Lien for delinquent assessments, late fees and fines on APN: 329-090-06-00-1, 314-201-07-00-4, 344-301-12-00-6, 344-042-03-00-2, 344-172-09-00-8, 329-041-04-00-7, 329-033-07-00-7, 314-231-22-00-6, 344-291-09-00-6, 344-072-03-00-1, 344-203-02-00-2, 314-231-19-00-8, 313-091-04-00-7, 329-072-06-00-9, 344-133-06-00-4, 314-042-08-00-8, 344-121-03-00-8, 323-470-07-00-2, 323-371-07-00-0, 323-202-03-00-5, 344-322-08-00-8, & 344-202-04-00-1

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

- Special Monthly Board Meeting, Monday, September 22, 2025, at 1:00 PM, BVSA Conference Room
- Regular Monthly Board Meeting, Tuesday, October 21, 2025, at 6:00 PM, OTCC Reception Area (Closed Executive Session prior to the Open Meeting at 2:00 PM at the BVSA)
- BVCS D/BVSA Liaison Meeting, Tuesday, October 2, 2025, at 10:00 AM, BVCS D

NOTICES /AGENDA

- Closed Executive Session Board Meeting on September 16, 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

Executive Session Board Meetings are confidential and therefore **CLOSED** to the membership.
The above notice constitutes the executive session agenda for September 16, 2025

I. ADJOURN REGULAR MONTHLY MEETING