



Bear Valley Springs Association Board of Directors

Regular Monthly Meeting
Tuesday, August 19, 2025, at 6:00 PM
OTCC Reception Area

Open to All
Members

MINUTES

A. ANNOUNCEMENTS

1. **Call to Order – Pledge of Allegiance @ 6:00pm**

2. **Roll Call –**

Board Members Present: President Munday, Vice-President Gadzia, Treasurer Hicks, Director Burcham

Board Members Absent: David Burchard

Staff Present: General Manager Don Ciota, Board Secretary Anita 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>
26-010	Approval of the Agenda <ul style="list-style-type: none">August 19, 2025 Regular Meeting Agenda Motion by FH to approve the 8/19/25 regular meeting agenda 2nd by JG Motion Approved VOTE 4-0
26-011	Approval of Minutes <ul style="list-style-type: none">July 15, 2025 Regular Meeting Minutes Motion by JB to approve the 7/15/25 regular meeting minutes 2nd by JG Motion Approved VOTE 4-0
26-012	Reading of the Executive Session Report <ul style="list-style-type: none">Regular MeetingSpecial Meeting
26-013	Receive and File Various Committee Reports <ul style="list-style-type: none">Equestrian Advisory Committee 7-7-25Golf Advisory Committee 7-1-25, 8-5-25Recreation Advisory Committee- 6-4-25Rules Advisory Committee – 5-6-25 Motion by JG to receive and file the above-mentioned committee reports 2nd by FH Motion Approved VOTE 4-0
26-014	Treasurer's Report and Controller's Report General Manager reported the financials to the Board. He also gave a variance report on all departments.

C. GENERAL MANAGER

<u>Item #</u>	<u>Item</u>
26-015	Amenity Highlights and Challenges General Manager gave a report on the amenity repairs and desires to get the pickleball court completed once the CSD gives approval. Other asphalt repairs and resurfacing will occur in the coming months.

D. CONSENT CALENDAR – 5 items

26-016	2025-2026 Board of Directors Board Meeting Schedule
26-017	2024-2025 Board of Directors Operational Calendar
26-018	BVSA Follow Up Items list
26-019	Request for Authorization to post Proposed Rule Change to Article 18, Section 1802 in Bear Tracks
26-020	Request for Authorization to post Proposed Rule Change to Article 24, Section 2400 in Bear Tracks- General Rules BVS Nature
	Motion by FH to approve the consent calendar as presented. 2nd by JG Motion Approved VOTE 4-0

E. BOARD BUSINESS ACTION ITEMS –None

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.

3430-019 Suzie Vellestra – Wants to keep the BOD up to date on events in around the horse community. In June 2026 we will hold the 2nd annual Day of the Horse and possible add a second day to the event possibly including a progressive costumed trail ride. The Equestrian Center has been well maintained and the events have been so successful including the Buckaroos event. Outsiders have been very complimentary to our community. We are also working on an online survey and a website pertaining to the equestrian community in BVS to gather information about how to better serve BVS.

3557-362 Richard Bissell – He addressed the BOD regarding temporary construction sites or portable toilets being an approved color. The other question pertains to the form for temporary RV placement and whether there is one. He did not find the form on the website.

Suzie commented on the portable potties. She said you can request the beige color from Sims, and they provide it.

G. SUMMARY OF TODAY'S FOLLOW UPS:

None

H. ANNOUNCE UPCOMING MEETINGS AND NOTICES
MEETINGS

- Special Monthly Board Meeting, Monday, August 25th, 2025, at 1:00 PM, BVSA Conference Room
- BVSA/BVCSD Liaison Meeting – Thursday, October 2nd, 2025, at 10:00 am.
- Regular Monthly Board Meeting, Tuesday, September 16th, 2025, at 6:00 PM, OTCC Reception Area (Closed Executive Session prior to the Open Meeting)

NOTICE - AGENDA

- Closed Executive Session Board Meeting on August 19th, 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

The above notice constitutes the agenda for the 8/19/25 regular executive meeting.

Executive Session Board Meetings are confidential and therefore **CLOSED** to the membership.

I. ADJOURN REGULAR MONTHLY MEETING: 6:30 pm