



BEAR VALLEY SPRINGS ASSOCIATION
Rules Advisory Committee Minutes
Tuesday, September 02, 2025 10:00 AM
BVSA Conference Room

Open to All
Members

A. Call to Order at: 10:07am

B. Attendance:

Voting Members:

Present: Jeff Kermode, Sarah Mountjoy, Joan Howard
George McMackin, Fred Hicks

Staff (Non-Voting):

Don Ciota, General Manager and Anita Bauer, Scribe

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).

C. Approval of Agenda

September 2nd, 2025

Motion by FH to approve the 9/2/25 rules committee meeting agenda.

2nd by GM

Motion Approved VOTE 5-0

D. Approval of Minutes

August 12th, 2025

Motion by GM to approve the 8/12/25 rules committee minutes

2nd by FH

Motion Approved VOTE 5-0

E. New Items: 5 items

1.	Discussion and Request for Approval: Proposed Rule Change to Article 11 – Swimming Pool Discussion occurred regarding the proposed rule change, the types of casts that are used, and the reason behind the rule and whether this should remain a policy or be a written rule in the governing documents. Motion by FH to table the proposed rule change to December as we wait for the recreation department to bring the policies to the committee. 2nd by GM Motion Approved VOTE 5-0
2.	Discussion: Proposed Rule Change to Article 18 – Amenity Special Activities Use by Individuals or Groups Motion by FH to submit changes to Article 18 as discussed to the BOD for posting in the Bear Tracks. 2nd by GM Motion Approved VOTE 5-0
3.	Discussion: Review BVSA Rules Article 19, Section 1902(c) – Barking Dogs Discussion
4.	Discussion: Review of BVSA Articles 19 and 20 Motion by FH to send proposed rule changes to Article 20 to BOD for posting in Bear Tracks



	2nd by JK Motion Approved VOTE 5-0
5.	Discussion: Assembly Bill (AB 130) FH stated there is a new Assembly Bill that will affect the BVSA rules and will include HOA enforcement and some of our procedural policies. BVSA will be changing their procedures for fining and letter policy for enforcement.

F. Follow-Up Items:

Add pool policy to December agenda.

Next Meeting Date: October 7th, 2025, at 10:00am

Time of Adjournment: 11:28 am