



Bear Valley Springs Association Board of Directors

Regular Monthly Meeting

Tuesday, November 18, 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** - ☐ Munday ☐ Gadzia ☐ Hicks ☐ Burchard ☐ Burcham
☐ D.Ciota ☐ 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

<u>Item #</u>	<u>Item</u>
26-046	Approval of the Agenda ▪ November 18, 2025, Regular Meeting Agenda
26-047	Approval of Minutes ▪ October 21, 2025, Regular Meeting Minutes ▪ October 27, 2025, Special Meeting Minutes
26-048	Reading of the Executive Session Report ▪ Regular Meeting - 10-15-25 ▪ Special Meeting - 10-21-25
26-049	Receive and File Various Committee Reports ▪ Equestrian Advisory Committee – 11-3-25 ▪ Lake Quality Control Committee- 8-4-25
26-050	Financial Report – Don Ciota

C. GENERAL MANAGER

<u>Item #</u>	<u>Item</u>
26-051	General Manager Report – Don Ciota

D. CONSENT CALENDAR – 4 items

26-052	2025-2026 Board of Directors Meeting Schedule
26-053	2025-2026 Board of Directors Operational Calendar
26-054	BVSA Follow Up Items List
26-055	Request for Approval to Adopt BVSA Rule Change to Article 18, Section 1802

E. BOARD BUSINESS ACTION ITEMS – 1 item

<u>Item #</u>	<u>Item</u>
26-056	Discussion and Request for Appointment to EAC – Debbie Swarens

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

- Regular Board Meeting, December 16, 2025, at 6:00 pm, OTCC Reception Room
- No Special Board Meeting

NOTICES

- Closed Executive Session Board Meeting on November 18, 2025, beginning at 1:00 PM (prior to the Open Session) where the Board of Directors 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 membership.

I. ADJOURN REGULAR MONTHLY MEETING