



Bear Valley Springs Association Board of Directors  
Regular Monthly Meeting  
Tuesday, December 16, 2025, at 6:00 PM  
Oak Tree Country Club  
**AGENDA**

Open to All  
Members

**A. ANNOUNCEMENTS –**

1. **Call to Order – Pledge of Allegiance**
2. **Roll Call -** ☐ Munday ☐ Gadzia ☐ Hicks ☐ Burchard ☐ Burcham  
☐ Ciota ☐ 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).*

4. **Board Comments & Announcements**

**B. ADMINISTRATIVE & PROCEDURAL MATTERS / CORRESPONDENCE**

<u>Item #</u>	<u>Item</u>
26-057	<b>Approval of the Agenda</b> <ul style="list-style-type: none"><li>December 16, 2025, Regular Meeting Agenda</li></ul>
26-058	<b>Approval of Minutes</b> <ul style="list-style-type: none"><li>November 18, 2025, Regular Meeting Minutes</li></ul>
26-059	<b>Reading of the Executive Session Reports</b> <ul style="list-style-type: none"><li>Regular Meeting 11-18-25</li></ul>
26-060	<b>Receive and File Various Committee Reports</b> <ul style="list-style-type: none"><li>Golf Advisory Committee -12-2-25</li><li>Rules Advisory Committee-10-7-25</li><li>Lake Quality Advisory Committee-10-06-25</li></ul>
26-061	<b>Financial Report</b>

**C. GENERAL MANAGER**

<u>Item #</u>	<u>Item</u>
26-062	<b>General Manager Report</b>

**D. CONSENT CALENDAR – 9 items**

26-063	2025-26 Board of Directors Meeting Schedule
26-064	2025-26 Board of Directors Operational Calendar
26-065	BVSA Follow-Up Items List
26-066	Request to Post proposed Rule Changes to BVSA Rules, Article 11, Pool Rules
26-067	Request to Post proposed Rule Change to Article 19, Animals Permitted in BVS
26-068	Request to Post proposed Rule Changes to BVSA Rules, Article 24, BV Nature Path
26-069	Request to Post proposed Rule Changes to BVSA Rules, Article 7, Equestrian and Hiking Trails
26-070	Request to Post Proposed Rule Changes to BVSA Rules, Article 2, Association Membership Meeting and Voting Rules
26-071	Request to Post Proposed Rule Change to BVSA Rules, Article 3, General Rules for Amenities and Facilities Operated by the Association

**E. BOARD BUSINESS ACTION ITEMS – 4 items**

<b>Item #</b>	<b><u>Item</u></b>
<b>26-072</b>	Discussion and Request for Approval – Reserve CER Septic Line Replacement- Equestrian Center
<b>26-073</b>	Discussion and Request for Approval – CER- Butch Reyburn Memorial Plaque
<b>26-074</b>	Discussion and Request for Approval – Reserve CER- Golf Tire Changer- Maintenance
<b>26-075</b>	Discussion and Request for Approval for Annual Appointment of Board Advisory Committees. Golf, Equestrian, Recreation, Rules, Lake Quality.

**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 Administrative Assistant, 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.

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**G. SUMMARY OF TODAY'S FOLLOW UPS**

**H. ANNOUNCE UPCOMING MEETINGS AND NOTICES**  
**MEETINGS**

- Regular Monthly Board Meeting, Tuesday, January 20, 2026 at 6:00 PM, Oak Tree Country Club (Closed executive session to begin at 2:00 PM prior to the Open Meeting)
- Special Monthly Board Meeting, Monday, January 26, 2026 at 1:00 PM, BVSA Conference Room (Closed executive session to begin immediately following the Open Meeting)
- BVCSD/BVSA Liaison Meeting, Thursday, February 5, 2026 at 10:00 AM, BVCSD

**NOTICES**

- Regular Executive Session Board Meeting on December 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/ECC Discipline
  - Personnel Matters
  - Compliance Officer Report

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

**I. ADJOURN REGULAR MONTHLY MEETING:**