



Bear Valley Springs Association Board of Directors
Regular Monthly Meeting
Tuesday, November 18, 2025, at 6:00 PM
OTCC Reception Area
MINUTES

**Open to All
Members**

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 Burchard, Director Burcham.
Staff Members Present: General Manager D. Ciota, Board Secretary and Admin. Asst. 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 <ul style="list-style-type: none">▪ November 18, 2025, Regular Meeting Agenda Motion by FH to approve the 11/18/25 regular meeting agenda 2nd by JG Motion Approved VOTE 5-0
26-047	Approval of Minutes <ul style="list-style-type: none">▪ October 21, 2025, Regular Meeting Minutes▪ October 27, 2025, Special Meeting Minutes Motion by FH to approve the above-mentioned meeting minutes 2nd by JG Motion Approved VOTE 5-0
26-048	Reading of the Executive Session Report <ul style="list-style-type: none">▪ Regular Meeting - 10-15-25▪ Special Meeting - 10-21-25 Read into the record and received and filed as reported Motion by JG to approve the receipt and filing of the executive session report for the month of October meetings 2nd by FH Motion Approved VOTE 5-0
26-049	Receive and File Various Committee Reports <ul style="list-style-type: none">▪ Equestrian Advisory Committee – 11-3-25▪ Lake Quality Control Committee- 8-4-25 Motion by DB to approve the receiving and filing of the above-mentioned committee reports 2nd by FH Motion Approved VOTE 5-0
26-050	Financial Report – Don Ciota General Manger Don Ciota reported the monthly financial report to the Board of Directors for the month of October. The BVSA Treasurer also explained the Rec Credit, Water Billing problems and other items pertaining to the financial report.

C. GENERAL MANAGER

<u>Item #</u>	<u>Item</u>
26-051	General Manager Report – Don Ciota Included in the General Manager report was an overview of the BVSA survey with an overall 84% approval rating. 93% want more information about the lease negotiations. We received feedback from 10% of the membership.

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
	Motion by FH to approve the consent calendar. 2nd by JG Motion Approved VOTE 5-0

E. BOARD BUSINESS ACTION ITEMS – 1 item

<u>Item #</u>	<u>Item</u>
26-056	Discussion and Request for Appointment to EAC – Debbie Swarens Motion by JG to approve the appointment of Debbie Swarens to the EAC 2nd by FH Motion Approved VOTE 5-0

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.

Richard Bissell-3557-362- He stated the community is all one community even though we have 2 entities. This community needs money and it must come from us.

Both Guy Munday and Fred Hicks responded to this comment reminding the community that the BVSA intends on keeping their fiduciary responsibility to the membership.

Debra Crawford - 3431-185- asked how the CSD is billing the water? So many units and so many dollars.

Fred answered there is a conversion problem and each meter is read in units. There may be a check and balance problem. We are using the metrics and doing the math and it is not coming out correct. We have a running 5 year historical data document.

Rick Zanutto- 3557-006- Rick stated the lease and rec credit and water billing should have been taken care of in the Liaison meetings. He is very disappointed. He wants to comment on the gift giving of public rentals. He reviewed the grand jury reports and their recommendations coming from them. The BVCS D GM stated the CSD has to answer the findings and recommendations. He said there would have been findings that came forward from the Grand Jury. Yes, these things should be paid for by the members but it needs to come out of the right pocket. Review of the amenities is supposed to be done annually. The BVCS D should have been doing that and telling the BVSA what they expected to be completed. He stated he has great knowledge of the D-fac (park and rec funds). Fred Hicks and Rick Zanutto discussed the lake fill, depth of lake and other items pertaining to water rights and the lease. He does want the CSD and BVSA to get together and talk. He doesn't understand how we got to this point. He is asking us to think collaboration.

Fred asked about the grand jury reports he mentioned. Rick said the Grand Jury understood the lease at that time and they understood how the community operates.

Debbie Mayer 5412-002- She encouraged our Board to not let the animosity that is coming from the CSD deter us.

Richard Bissell- stated he disagrees that it is a misappropriation of public funds. The money comes from the public. Taxes and HOA fees are all paid by the public.

Suzie Vliestra-3430-019- she wants to thank everyone here that wants to learn. She wants to remind us how unique and unusual our wonderful community is. She said the relationship is like a marriage and we are going through a rough patch, and we need to get some counseling and figure this out. Communication, Collaboration and Celebration.

G. SUMMARY OF TODAY’S FOLLOW UPS

Add to follow-up report a discussion re: Debra’s suggestion of a written invitation to the BVCSO for an amenity tour.

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 @ 6:54pm