



Bear Valley Springs Association Board of Directors

Regular Monthly Meeting

Tuesday, January 20, 2026, at 6:00 PM

Oak Tree Country Club

Open to All
Members

AGENDA

A. ANNOUNCEMENTS –

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

Item #	Item
26-076	Approval of the Agenda <ul style="list-style-type: none">▪ January 20, 2026, Regular Meeting Agenda
26-077	Approval of Minutes <ul style="list-style-type: none">▪ Dec 16, 2025, Regular Meeting Minutes
26-078	Reading of the Executive Session Reports <ul style="list-style-type: none">▪ Regular Meeting – December 16, 2025
26-079	Receive and File Various Committee Reports <ul style="list-style-type: none">▪ None
26-080	Financial Reports – Don Ciota

C. GENERAL MANAGER

Item #	Item
26-081	General Manager's Report

D. CONSENT CALENDAR – 7 items

26-082	2025-2026 Board of Directors Board Meeting Schedule
26-083	2026 Board of Directors Operational Calendar
26-084	BVSA Follow Up Items list
26-085	Request for Approval to Adopt Proposed BVSA Rule Changes to Article 11, Swimming Pool
26-086	Request for Approval to Adopt Proposed BVSA Rule Changes Article 19, Section 1902, Animals Permitted in BVS
26-087	Request for Approval to Adopt Proposed BVSA Rule Changes to Article 24, Bear Valley Nature Path
26-088	Request for Approval to Adopt BVSA Rule Change to Article 7 – Equestrian Riding and Hiking Trails

E. BOARD BUSINESS ACTION ITEMS – 4 items

Item #	Item
26-089	Request for Approval to Adopt Proposed BVSA Rule Changes to Article 2 – Association Membership Meeting and Voting Rules
26-090	Request for Approval for Recognized Club – Chess Club – Presented at December Board Meeting
26-091	Request for Approval to Appoint to EAC – Tami Marchini
26-092	Request for Approval to Appoint to EAC – Kim Brandon

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 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. 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.

G. SUMMARY OF TODAY'S FOLLOW UPS

H. ANNOUNCE UPCOMING MEETINGS AND NOTICES
MEETINGS

- 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)
- Regular Monthly Board Meeting, Tuesday, February 17, 2026, at 6:00 PM, Oak Tree Country Club (Closed Executive Session to begin at 2:00 PM prior to the Open Meeting)

NOTICES

- Closed Executive Session Board Meeting on January 20, 2026, began 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
 - Litigation/Legal Matters
 - Contracts
 - Delinquent Assessments
 - Personnel Matters
 - Compliance Officer Report – None

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

I. ADJOURN REGULAR MONTHLY MEETING