



Bear Valley Springs Association Board of Directors

SPECIAL BOARD MEETING

Monday, March 23, 2026, at 12:00 PM

BVSA Conference Room

MINUTES

Open to All
Members

A. ANNOUNCEMENTS:

1. Call to Order @12:00pm

2. Roll Call

Board Members Present: President Munday, Vice-President Gadzia, Treasurer Hicks, Director Burcham

Board Members Absent: Director David Burchard

Staff Members Present: Don Ciota, Anita Bauer

3. Intent on 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: None

B. ADMINISTRATIVE & PROCEDURAL MATTERS / CORRESPONDENCE:

1. Approval of Agenda:

March 23, 2026, Special Board Meeting Agenda

Motion by FH to approve the 3/23/26 special Board Meeting agenda.

2nd by JG

Add CER – EC Footings- Cattle Arena

Motion Approved VOTE 4-0

2. Notice of Special Executive Session Board Meeting after the Open Session:

Executive Session Board Meetings are confidential and therefore **CLOSED** to membership. The Bear Valley Springs Board of Directors will be holding a Special Executive Session Board Meeting after the open session where they will conduct Association business that falls within any one of the following categories, as follows:

- Member Items/ECC Matters
- Litigation/Legal Matters
- Contracts
- Delinquent Assessments
- Personnel Matters
- Whistleblower

3. Approval of Minutes:

Special Board Meeting Minutes – February 23, 2026

Motion by FH to approve the 2/23/26 special meeting minutes.

2nd by JG

Motion Approved VOTE 4-0

C. MEMBER COMMENTS:

D. BOARD BUSINESS / ACTION ITEMS: 4 items

1. Capital Expenditure Request (CER) – Whiting Center Roof Repair & Replacement

June asked about solar and Guy asked about time frame and whether kids will be present during construction. This item will be presented to CSD for approval.

Motion by GM to approve Alternative One, Fassbender Roofing, to replace the existing roof, gutters, and repair all damaged sub-roofing and remove skylight for bid amount \$90,735.00, not to exceed \$117,500. (including a 25% contingency) to be funded from the reserve account.

2nd by JG

Motion Approved VOTE 4-0

2. Capital Expenditure Request (CER) – Equestrian Center Cattle Arena Footings

This item does not need CSD approval as it is a repair not an addition.

Motion by FH to approve Alternative One, Michael Hermann Services, funding from the BVSA reserves of \$9,000, plus a 10% contingency for a total of \$10,000. for the cattle arena to be funded from the reserve account.

2nd by GM

Motion Approved VOTE 4-0

3. Discussion and Request for Approval Ball Field Clay

Motion by FH to approve Alternative One, Corona Clay company, \$6,530.00 from operational account, department 19.

2nd by JG

Motion Approved VOTE 4-0

4. Discussion and Request for Approval: Nutrient Remediation – Lakes

FH reported to the Board the need for nutrient remediation and added a binding agent to the Lakes. There is an enormous amount of nutrient inflow. Fred is asking for approval for \$13,859.06 for maintenance of lakes. This is for binding phosphorous.

Motion by JG to approve the expenditure of department 19, American Lady Vets for nutrient remediation, operational dollars in the amount of \$13,859.06.

2nd by GM

Motion Approved VOTE 3-0 (Fred Hicks recused himself from vote)

E. FOLLOW UP ITEMS FROM TODAY’S MEETING:

F. ANNOUNCE UPCOMING MEETINGS:

BVSA BOD Annual Budget Meeting, Wednesday, March 25, 2026, at 9:00 AM, OTCC

BVSA BOD Annual Budget Meeting, Thursday, March 26, 2026, at 9:00 AM, OTCC

Regular Meeting: April 21, 2026

Special Board Meeting, Monday, April 27, 2026, at 1:00 PM, BVSA Conference Room

(Executive Session to begin at 1:00 pm at the BVSA immediately following the open session, executive session meetings are closed to the public)

G. ADJOURN SPECIAL MEETING: 12:22 pm