



Bear Valley Springs Association Board of Directors

Regular Monthly Meeting
Tuesday, August 18, 2026, at 6:00 PM
OTCC Reception Area

Open to All
Members

AGENDA

A. ANNOUNCEMENTS

1. **Call to Order – Pledge of Allegiance**
2. **Roll Call** - ☐ Munday ☐ Gadzia ☐ Hicks ☐ Burcham ☐ Burchard
☐ 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>
27-013	Approval of the Agenda ▪ August 18, 2026, Regular Meeting Agenda
27-014	Approval of Minutes ▪ July 21, 2026 Regular Meeting Minutes
27-015	Reading of the Executive Session Report ▪ Regular Meeting ▪ Special Meeting
27-016	Receive and File Various Committee Reports ▪ Equestrian Advisory Committee 7-6-26 ▪ Lake Quality Advisory Committee 6-1-26

C. GENERAL MANAGER

<u>Item #</u>	<u>Item</u>
27-017	Finance Report and General Manager Update
27-018	Whiting Center Update
27-019	Recycling Compliance Update

D. CONSENT CALENDAR – 4 items

27-020	2026-2027 Board of Directors Board Meeting Schedule
27-021	2026 Board of Directors Operational Calendar
27-022	BVSA Follow Up Items list
27-023	ECC Work Flow Report

E. BOARD BUSINESS ACTION ITEMS – 7 items

27-024	Request for Authorization to add Director June Burcham as a check signer on BVSA Operational Bank Account ending in 6989
27-025	Request for Authorization to Post Proposed ECC Rule Change to Section 102, Maintenance and Repair of Lots and Improvements, in the Bear Tracks Publication
27-026	Request for Authorization to Post Proposed ECC Rule Change to Section 115, Signs, in the Bear Tracks Publication
27-027	Request for Authorization to Post Proposed ECC Rule Change to Section 103,

	Garage/Yard Sales, in the Bear Tracks Publication
27-028	Request for Authorization to Post Proposed BVSA Rule Changes to Article 3, Section 305-307, General Rules For Amenities and Facilities Operated by the Association, in the Bear Tracks Publication
27-029	Request for Authorization to Post Proposed BVSA Rule Changes to Article 22, Rules for Beaubien Baseball Field, in the Bear Tracks Publication
27-030	Request for Authorization to Post Proposed BVSA Rule Changes to Article 24, Bear Valley Nature Path, in the Bear Tracks Publication

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

- Special Monthly Board Meeting, Monday, August 24th, 2026 at 1:00 PM, BVSA Conference Room
- BVSA/BVCSD Liaison Meeting – Thursday, October 1st, 2026 at 10:00 am.
- Regular Monthly Board Meeting, Tuesday, September 15th, 2026 at 6:00 PM, OTCC Reception Area (Closed Executive Session prior to the Open Meeting)

NOTICE - AGENDA

- Closed Executive Session Board Meeting on August 18th, 2026 to begin at 2:00 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

The above notice constitutes the agenda for the 8/18/26 regular executive meeting.

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

I. ADJOURN REGULAR MONTHLY MEETING