



Bear Valley Springs Association Board of Directors

Regular Monthly Meeting
Tuesday, June 16, 2026, at 6:00 PM
Oak Tree Country Club

Open to All
Members

MINUTES

A. ANNOUNCEMENTS

1. Call to Order – Pledge of Allegiance @ 6:00 pm

2. Roll Call-

Board of Directors Present: Director Munday, Director Gadzia, Director Hicks,
Director Burcham, Director Burchard

Staff Present: General Manager Don Ciota, Board Secretary Anita 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- 9 items

<u>Item #</u>	<u>Item</u>
26-141	Approval of the Agenda June 16, 2026, Regular Meeting Agenda Motion by FH to approve the 6/16/26 regular meeting agenda 2nd by BR Motion Approved 5-0
26-142	Approval of Minutes May 19, 2026, Regular Meeting Minutes Motion by DB to approve the 5/19/26 regular meeting minutes 2nd by FH Motion Approved VOTE 5-0
26-143	Reading of the Executive Session Reports - Regular Meeting – 5-19-26 - Special Meeting - 5-26-26 Executive session report was read into the record and received and filed as reported.
26-144	Appointment of Board Officers and Staff Advisors - President – Guy Munday Motion Approved Motion by JG to appoint Guy Munday as President of the BVSA Board of Directors for the 2026-27 fiscal year. 2nd by FH VOTE 5-0 - Vice President- Jeff Gadzia Motion Approved Motion by GM to appoint Jeff Gadzia as Vice-President of the BVSA Board of Directors for the 2026-27 fiscal year 2nd by FH VOTE 5-0 - Treasurer- Fred Hicks VOTE 5-0

	Motion by GM to appoint Fred Hicks as Treasurer of the BVSA Board of Directors for the 2026-27 fiscal year 2nd by JG VOTE 5-0 ▪ Secretary- Anita Bauer VOTE 5-0 Motion by GM to appoint Anita Bauer as Secretary of the BVSA Board of Directors for the 2026-27 fiscal year 2nd by JG VOTE 5-0 ▪ Compliance Officer- June Burcham VOTE 5-0 Motion by FH to appoint June Burcham as Compliance Officer of the BVSA Board of Directors 2nd by DB VOTE 5-0 ▪ Parliamentarian – Don Ciota VOTE 5-0 Motion by FH to appoint Don Ciota as Compliance Officer of the BVSA Board of Directors for the 2026-27 fiscal year. 2nd by DB VOTE 5-0
26-145	Approval for three Board Members (President, Vice President, and Treasurer), and Gina Silva and Don Ciota as authorized check signers for the following bank accounts: • Community Association Bank (also known as First Citizens Bank) Operating Account xxxxx9261 • Community Association Bank (also known as First Citizens Bank) Operating Account xxxxx6989 • Community Association Bank (also known as First Citizens Bank) Deferred Operating Account xxxxx2690 • Bank of the Sierra Account xxxxx0170 No Board Action Needed
26-146	Approval for five Board Members (President, Vice-President, Treasurer and both Directors) as check signers for the following bank account: • Community Association Bank Reserve (also known as First Citizens Bank) Account xxxxx 2589 No Board Action Needed
26-147	Receive and File Various Committee Reports ▪ Equestrian Advisory Committee – 6-1-26 Motion by GM to approve the 6-1-26 EAC Minutes 2nd by FH Motion Approved VOTE 5-0
26-148	Naming of Board Members as Liaisons to Advisory and Executive Committees ▪ Equestrian Advisory Committee – Guy and David ▪ Lake Quality Advisory Committee - Jeff ▪ Finance Advisory Committee- Fred and David ▪ Food Service Advisory Committee- Jeff and Guy ▪ Golf Advisory Committee – David ▪ Recreation Advisory Committee – Fred and David

	▪ Whistleblower Hotline- June ▪ CSD Liaison Committee- Guy and June ▪ Rules Advisory – Fred and Jeff ▪ IDR/ADR – Guy and Jeff ▪ Environmental Control Committee – June and David All Board liaison positions appointed by the Board.
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C. GENERAL MANAGER

<u>Item #</u>	<u>Item</u>
26-149	Treasurer’s Report and Controller’s Report and General Manager Amenity Report – Don reported to the Board of Directors the intent to review the financials at our special meeting on Monday, June 16, 2026.

D. CONSENT CALENDAR – 3 items

26-150	2026-27 BVSA Board Operational Calendar
26-151	2025-26 BVSA Follow-Up Items list
26-152	ECC Monthly Workflow Report
	Motion by FH to approve the consent calendar 2 nd by DB Motion Approved VOTE 5-0

E. BOARD BUSINESS ACTION ITEMS – 5 items

<u>Item #</u>	<u>Item</u>
26-153	Discussion and Request for Approval: Appointment to Golf Advisory Committee- Joy Webber Motion by GM to appoint Joy Webber to the Golf Advisory Committee 2 nd by FH Motion Approved VOTE 5-0
26-154	Discussion and Request for Approval: Annual Appointment to Finance Advisory Committee Bissell, Wilkes, Vlietstra Motion by FH to approve the Annual Finance Committee Appointment list for 2026-27 2 nd by DB Motion Approved VOTE 5-0
26-155	Discussion and Request for Approval: Appointment to Golf Advisory Committee- Bill Stone Motion by FH to appoint Bill Stone to the Golf Advisory Committee 2 nd by JG Motion Approved VOTE 5-0
26-156	Discussion and Request for Approval: CER – Capital Expenditure Request Motion by FH to approve the purchase of 2 true pizza prep refrigerators \$18,701 plus a contingency for a total of \$20,243.83 2 nd by JG Motion Approved VOTE 5-0
26-157	Discussion and Request for Approval: CER- Capital Expenditure Request No Board Action

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.

Debbie Mayer- 5414-002- She spoke on the CSD meeting today. She wants the Board to know she called the FPPC. The attempt was to fix this problem. She wants the Board to know that the problem can be corrected if the person who filed the complaint drops it. Deb also stated the CSD counsel has instructed the BVCSO to not negotiate with us, the BVSA. She is very concerned about this counsel. FH stated the individual member did not file the complaint, the CSD is the complainant and not the individual. FH stated the C&R's do not need to be changed. The CSD has not presented anything to us in written form. Debbie stated she was told by the CSD that they have been counseled to not negotiate anything with us any further. GM asked "to negotiate what?" And Debbie stated "negotiate the lease." FH clarified that the CSD are the ones that notified the FPPC. They are the complainant. Don Ciota stated there has been a lot of miscommunications. The BVSA has done their due diligence in response to this relationship with the CSD. Don reported that Dart has intentionally created this development to work a certain way. In a very intelligent way, they created the community to have a higher value to the homes here. He would like to ask the membership to trust the Association to handle this. Our legal fees have skyrocketed unfortunately. Mostly, to negotiate the lease. This is being managed and will not happen overnight. There is no way it could. JB thanked the membership for going to meetings and standing up for the BVSA. The membership is the BVSA. June thanked everyone for supporting the BVSA and thanked them for going to the CSD meetings.

Stephen Samuelian 5300-001- He is not confident that the CSD can be trusted and believes they do not care about any of these amenities and whether they exist. They are squeezing money wherever they can and are charging golf carts for \$100. FH commented that there is an option of the BVSA to own the amenities and believes if they are wanting to get rid of the amenities, the Association could purchase them. We want to listen to the membership and protect your assets. Don reminded the membership that the CSD has tried to change the lease to get \$900,000. price tag for renting the amenities. They have tried to find us in default of the lease, and we have stayed committed to the terms of the lease and have not broken it at all.

Suzie Vlietstra- 3430-019- It is great to see a lot of people here. She wants to remind the membership that we are paying double the legal fees for all of this. We are essentially suing ourselves. Please pay attention to what is happening. She explained the differences between the BVSA and CSD and the structure thereof. She encouraged everyone to attend both meetings.

Lucy Radke – 3440-376- Tailwaggers are here to speak on the foxtails issue at the Dog Park. Lucy read a statement from the Tailwaggers Club. She thanked Don and Stephen and all of their effort for the Dog Park. She listed all the ways the TW club has added to the enjoyment of the dogs at the park with agility equipment, etc. They are asking the Board to allocate funds for the proper equipment to remove the foxtails regularly to avoid large veterinarian bills from the foxtails at the park.

Don responded they have been mowing, bagging and removing the foxtails but they are evaluating whether we can get any additional equipment. The herbicide that has been used to remove the foxtails is our immediate fix. We are following professional guidelines and application requirements by professionals. This is a safe product and not harming anything in BVS except for the foxtails themselves. Future hope is for a preemergent. The dog park is being kept closed to let the herbicide do its work. FH stated it is safe and effective.

FH wanted to share a comment regarding the 2012-13 Grand Jury report section R2. It speaks specifically to the administration of the amenities.

Russ Gunther- 4445-132- He asked for a quick recap of the events occurring between the CSD and BVSA. David Burchard commented regarding the financial state of both entities. The BVSA is solvent and the CSD is not. Russ asked if there is a possibility that we will lose amenities or should we just pay them the rent and charge the membership? FH stated these two entities who work under very different governing principles who are trying to figure out this problem.

Nancy Chefalo-3440-366- She stated her opinion about how the governance at the CSD is working. She said this is not the General Managers problem. The Board is giving directions to the General Manager. She spoke on the Brown Act,

the Government requirements, the 1090 code, etc. She also made some historical comments about the CSD and their debt and why they are doing what they are doing.

G. SUMMARY OF TODAY’S FOLLOW UPS

H. ANNOUNCE UPCOMING MEETINGS

- Regular Monthly Board Meeting, Tuesday, July 21, 2026, at 6:00 PM, Oak Tree Country Club (Closed executive session to begin at 2:00 PM)
- Special Monthly Board Meeting: Monday, June 22, 2026, at 1:00 PM, BVSA Office (Closed executive session to begin immediately following the Open Meeting)

I. NOTICES

Closed Executive Session Meeting to be held on June 16, 2026, at 2:00 PM (Executive session meetings are closed to membership).

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

Closed Executive Session Board Meeting was held on June 5, 2026. The meeting began at 9:00 PM The Board of Directors only conducts Association business in closed session that falls within any one of the following categories:

Member Discipline
Litigation/Legal Matters
Contracts
Delinquent Assessments
Personnel Matters
Compliance Officer Report

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

J. ADJOURN REGULAR MONTHLY MEETING 7:02 PM