



Bear Valley Springs Association Board of Directors

Regular Monthly Meeting

Tuesday, July 21, 2026, 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 Guy Munday, Treasurer Fred Hicks, Director June Burcham, Director David Burchard

Board Members Absent: Vice-President Jeff Gadzia

Staff Members Present: General Manager Don Ciota, Admin. Asst. 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).

B. ADMINISTRATIVE & PROCEDURAL MATTERS / CORRESPONDENCE

<u>Item #</u>	<u>Item</u>
27-001	Approval of the Agenda July 21, 2026, Regular Meeting Agenda Motion by DB to approve the 7/21/26 regular meeting agenda 2nd by JB Motion Approved VOTE 5-0
27-002	Approval of the Minutes June 16, 2026, Regular Meeting Minutes Motion by DB to approve the amended 6/16/26 regular meeting minutes 2nd by FH FH asked for the 6-16-26 minutes to be changed under Debbie Cianca's comment halfway down the paragraph to read The CSD notified the FPPC . It read The CSD notified the CSD. Motion Approved VOTE 5-0
27-003	Reading of the Executive Session Report - Regular Meeting 6-16-26 - Executive Meeting 6-22-26 Read into the record by Guy Munday and received and filed as reported.
27-004	Receive and File Various Committee Reports • Equestrian Advisory Committee 6-1-26 Received and filed as reported

C. GENERAL MANAGER

<u>Item #</u>	<u>Item</u>
27-005	Finance Report and General Manager Update Don Ciota read the financial report and reviewed the amenity update with the membership.

D. CONSENT CALENDAR – 3 items

27-006	2026-27 Board of Directors Board Meeting Schedule
27-007	2026-27 Board of Directors Operational Calendar
27-008	2026-27 BVSA Follow Up Items list
	Motion by GM to approve the consent calendar as presented 2nd by DB Motion Approved VOTE 5-0

E. BOARD BUSINESS ACTION ITEMS – 4 items

<u>Item #</u>	<u>Item</u>
27-009	Request for Approval to Appoint to GAC – Kevan Mayer Motion by FH to appoint Kevan Mayer to the Golf Advisory Committee. 2nd by DB Motion Approved VOTE 5-0
27-010	Request for Approval to Appoint to EAC- Tamara Whitley Motion by FH to appoint Tamara Whitley to the Equestrian Advisory Committee. 2nd by JB Motion Approved VOTE 5-0
27-011	Request for Approval – Capital Expenditure Request- Annual Tree Trimming Motion by FH to approve the CER – Annual Tree Trimming with a reputable tree trimming service to remove or trim trees as needed on the Golf Course, Amenities and Common Areas in the amount not to exceed \$50,000 in the fiscal year 2026-27. 2nd by GM Motion Approved VOTE 5-0
27-012	Request for Approval – Capital Expenditure Request – 2026-27 Asphalt Project Stricken from the agenda by Guy Munday

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 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.

Bonnie Lyn- 3431-213- stated the ADU amenity fee has been increased substantially. FH stated there has been a solution. Don reported to the membership there is a revision coming which has been a concern due to the complaint to the FPPC. She suggested a mathematical increase that is in line with the increase in the assessments.

Molly Mackin-3430-531 She wanted to thank the BVSA Board and tell them they are very good at what they do. She also stated they were at Dog Park this week and there wasn't a single foxtail which is so harmful to the dogs. The update from the BVSA was so wonderful.

Jan Bentley- 3430-530- She wanted to thank us for taking good care of the amenities and thank the Board for taking care of the Foxtails at the Dog Park. She said the BVSA does a wonderful job keeping the amenities attractive and within budget.

Bob Tebbe- 3430-531- Ditto to the 2 previous speakers. You all take on heavy tasks and do a great job at them. He looks forward to continuing this relationship with the BVSA and is so very thankful for the BVSA and the job that they do.

Discussion occurred regarding herbicide. No cause for any type of concern as it is used in a very minimal dosage. It dries and becomes unharmed. We kept the park closed for a week and were only required to keep it closed for 5 hours.

Melissa Auman0 3430-154- She wanted to thank the Board for everything that has been done at the Equestrian Center specifically to the carriage arena. It is a wonderful, beautiful area thanks to Doug, the Equestrian Center Manager and she stated she and her guests are enjoying these beautiful amenities.

Director Burchard stated this was a wonderful and positive meeting. He is very thankful to be here.

G. SUMMARY OF TODAY'S FOLLOW UPS: None

H. ANNOUNCE UPCOMING MEETINGS AND NOTICES
MEETINGS

- Special Executive Session Legal Orientation, Thursday, July 23, 2026, 9:00 AM (This meeting is closed to the public)
- Regular Monthly Board Meeting, Tuesday, August 18, 2026, at 6:00 PM, OTCC Reception Area
- Special Monthly Board Meeting, Monday, August 24, 2026, at 1:00 PM, BVSA Office
(Closed Executive Session prior to the Open Meeting)

NOTICES / AGENDA

- Closed Executive Session Board Meeting on July 21, 2026, begins at 2:00 PM (prior to the Open Session) where the Board of Directors conducts 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

- Closed Emergency Executive Session Board Meetings were held on June 29, 2026, and on July 13, 2026, where the Board of Directors discussed Association business with their Legal Counsel in accordance with the Davis-Stirling Act.
- Closed Executive Session Board Meeting on July 23, 2026, begins at 9:00 AM where the Board of Directors will discuss Association business with their Legal Counsel as a New Board Orientation. Topics discussed will fall 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 @ 6:40 pm