



Bear Valley Springs Association Board of Directors

SPECIAL BOARD MEETING

Monday, July 27, 2026 at 1:00 PM

BVSA Conference Room

MINUTES

Open to All
Members

A. ANNOUNCEMENTS:

1. Call to Order 1:00pm

2. Roll Call

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

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

3. 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: None

B. ADMINISTRATIVE & PROCEDURAL MATTERS / CORRESPONDENCE:

1. Approval of Agenda:

July 27, 2026, Special Board Meeting Agenda

Motion by FH to approve the 7/27/26 special board meeting agenda

2nd by DB

Motion Approved VOTE 5-0

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

Executive Session Board Meetings are confidential and therefore **CLOSED** to membership. The BVSA Board of Directors will be holding a Special Executive Session Board Meeting immediately following open session conducting business that falls within the following categories:

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

The above notice constitutes the agenda for 7/27/26 executive session.

3. Approval of Minutes:

June 22, 2026, Special Board Meeting Minutes

Motion by FH to approve the 6/22/26 special board meeting minutes

2nd by DB

Motion Approved VOTE 5-0

C. MEMBER COMMENTS:

D. BOARD BUSINESS / ACTION ITEMS: 1 item

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| 1. | Discussion and request for Approval: Reserve CER – Asphalt Project
Motion by FH to approve Phase III of the Bowman Asphalt Repair and Replacement Project in the amount of \$144,805.14 including a 15% contingency. Total amount to be approved is \$144,805.14 from the reserve account.
2nd by DB |
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	Motion Approved VOTE 5-0
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E. FOLLOW UP ITEMS FROM TODAY’S MEETING: None

F. ANNOUNCE UPCOMING MEETINGS:

Regular Meeting, Tuesday, August 18, 2026, at 6:00 PM, Oak Tree Country Club

Special Meeting, Monday, August 24, 2026, at 1:00 PM, BVSA Conference Room

G. ADJOURN SPECIAL MEETING: 1:20pm