



Bear Valley Springs Association Board of Directors

SPECIAL BOARD MEETING

Monday, June 22, 2026, at 1:00 PM

BVSA Conference Room

MINUTES

Open to All
Members

A. ANNOUNCEMENTS:

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

2. Roll Call- President Munday, Vice-President Gadzia, Treasurer Hicks, Director Burcham, Director Burchard.

Staff Members Present: Don Ciota, General Manager and Anita Bauer, Board Secretary

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: Fred is asking if making a recommendation to a member would be acceptable.

B. ADMINISTRATIVE & PROCEDURAL MATTERS / CORRESPONDENCE:

1. Approval of Agenda:

June 22, 2026, Special Board Meeting Agenda

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

2nd by GM

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 the 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 6/22/26 special executive session.

3. Approval of Minutes:

May 26, 2026, Special Board Meeting Minutes

Motion by JG to approve the 5/26/26 special board meeting minutes.

2nd by GM

Motion Approved VOTE 5-0

C. MEMBER COMMENTS:

D. BOARD BUSINESS / ACTION ITEMS: 3 items

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| 1. | Discussion and Request for Authorization to Lien the following properties for delinquent assessments, late fees and fines:
APN #'s :
314-253-11-00-4, 314-262-12-00-3, 323-480-12-00-9, 336-130-03-00-5, 323-051-06-00-4, 344-251-12-00-2, 344-251-02-00-3, 323-081-01-00-8, 344-382-05-00-5, 344-161-08-00-5, 329-110- |
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	01-00-1, 344-371-03-00-1, 329-363-04-00-4, 344-071-03-00-4, 344-212-03-00-1, 319-072-04-00-0, 314-151-21-00-0, 344-371-01-00-5, 329-100-05-00-0, 329-042-01-00-5, 344-403-04-00-6, 344-260-03-00-2, 329-033-06-00-4, 344-242-07-00-2, 314-091-22-00-6, 344-201-03-00-1, 324-042-01-00-0, 329-310-11-00-8, 344-402-01-00-0, 344-283-02-00-6, 313-330-02-00-3, 344-590-02-00-5, 323-071-21-00-3, 329-053-03-00-1, 329-554-07-00-5, 344-560-03-00-9, 314-201-07-00-4, 323-402-01-00-7, & 344-232-13-00-6 Motion by GM to authorize Liens to the following property APN #'s for nonpayment of delinquent assessments, late fees and/or fines: 314-253-11-00-4, 314-262-12-00-3, 323-480-12-00-9, 336-130-03-00-5, 323-051-06-00-4, 344-251-12-00-2, 344-251-02-00-3, 323-081-01-00-8, 344-382-05-00-5, 344-161-08-00-5, 329-110-01-00-1, 344-371-03-00-1, 329-363-04-00-4, 344-071-03-00-4, 344-212-03-00-1, 319-072-04-00-0, 314-151-21-00-0, 344-371-01-00-5, 329-100-05-00-0, 329-042-01-00-5, 344-403-04-00-6, 344-260-03-00-2, 329-033-06-00-4, 344-242-07-00-2, 314-091-22-00-6, 344-201-03-00-1, 324-042-01-00-0, 329-310-11-00-8, 344-402-01-00-0, 344-283-02-00-6, 313-330-02-00-3, 344-590-02-00-5, 323-071-21-00-3, 329-053-03-00-1, 329-554-07-00-5, 344-560-03-00-9, 314-201-07-00-4, 323-402-01-00-7, & 344-232-13-00-6 2nd by JG Motion Approved VOTE 5-0
2.	Discussion and Request for Approval: Appointment of Rob Saranpa to the Environmental Control Committee. Motion by GM to approve the appointment of Rob Saranpa to the Environmental Control Committee 2nd by FH Motion Approved VOTE 5-0
3.	Review Monthly Financials – May 2026 Don reviewed the financials with the Board for the month of May. Don highlighted the fact that we are getting ready to finish the fiscal year for the BVSA budget. Any questions can be directed to Don Ciota. Restaurant hours will be changing due to the requests made during discussions at the budget meetings. Water bills and payments were discussed. Legal has been involved in this process up to this point. Reserve account transfers were also discussed. Finance meeting has been changed to July due to year end closing. June asked about spoilage and outside services and equipment repair numbers on the budget. Bad debt was also discussed. Variance reports are not being received, and the managers are now working on those.

E. FOLLOW UP ITEMS FROM TODAY'S MEETING:

Preliminary year-end variance reports in July from Don to the Board.

Information regarding spoilage, outside services and equipment repair from Don to Board.

F. ANNOUNCE UPCOMING MEETINGS:

Regular Board of Directors Meeting, Tuesday, July 21, 2026 at 6:00 PM, Oak Tree Country Club
(Executive session to begin at 2:00pm. Executive session is confidential and not open to the public)

G. ADJOURN SPECIAL MEETING: @ 1:10 pm