



Bear Valley Springs Association Board of Directors

SPECIAL BOARD MEETING

Monday, April 27, 2026, at 1:00 PM

BVSA Conference Room

Open to All
Members

MINUTES

A. ANNOUNCEMENTS:

1. Call to Order and Pledge of Allegiance at 1:12pm

2. Roll Call

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

Staff Present: General Manager Don Ciota, Administrative Assistant 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

B. ADMINISTRATIVE & PROCEDURAL MATTERS / CORRESPONDENCE:

1. Approval of Agenda:

April 27, 2026, Special Board Meeting Agenda

Motion by FH to approve the 4/27/26 special meeting minutes

2nd by GM

Motion Approved VOTE 5-0

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

Executive Session Board Meetings are confidential and therefore **CLOSED** to membership. The Bear Valley Springs Board of Directors will be holding a Special Executive Session Board Meeting after the open session where they will conduct Association business that falls within any one of the following categories, as follows:

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

3. Approval of Minutes:

March 23, 2026, Special BOD Meeting Minutes

Motion by FH to approve the 3/23/26 special meeting minutes

2nd by GM

FH Had 2 corrections. \$10 to \$10k and Recuse should show FH.

Motion Approved VOTE 5-0

C. MEMBER COMMENTS:

John Morse-30100 Sunland Way. Complaint re Sunland Way 30101. He is making a formal complaint regarding the conditions of the property. 12-15 cars not moved and a motor home in the back of the house with a son and girlfriend living in it. Potbelly pig walking free around the street. There are about 12 horses on the property, which is 8 more than allowed. Manure is not being cleaned up. He has had his house on the market and the people looking were not willing to purchase due to the conditions across the

street. FH stated there are things being done but that is confidential to the public. We are not allowed to share the process with you. There was a long conversation about the processes by which to encourage compliance from the property owners in Bear Valley Springs. Approximately 15 individuals echoed these complaints.

D. BOARD BUSINESS / ACTION ITEMS: 1 item

1. Monthly Financial Review – Don reported to the BOD on the monthly financials for the month of March.

E. FOLLOW UP ITEMS FROM TODAY'S MEETING:

Investment Company Implementation Follow-Up

E. NOTICE:

Special Closed Executive Session Board Meeting on April 27, 2026, began at 1:00 PM (after the Open Board Meeting) where the Board of Directors conducted 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

ANNOUNCE UPCOMING MEETINGS:

Meet the Candidates Night Wednesday, May 20, 2026, at 6:00 PM, Oak Tree Country Club

Regular Meeting, Tuesday, May 19, 2026, at 6:00 PM, Oak Tree Country Club

Special Board Meeting, Tuesday, May 25, 2026, at 2:00 PM, BVSA Conference Room

G. ADJOURN SPECIAL MEETING: @ 2:00 pm