Bear Valley Springs Association Board of Directors
Regular Monthly Meeting
Tuesday, April 21, 2026, at 6:00 PM
Oak Tree Country Club

Open to All Members

MINUTES

A. ANNOUNCEMENTS –

1. **Call to Order – Pledge of Allegiance @6:00pm**
2. **Roll Call –**
   Board Members Present: President Munday, Vice-President Gadzia, Treasurer Hicks, Director Burcham
   Board Members Absent: Director Burchard
   Staff Members Present: Don Ciota, General Manager & Anita Bauer, Board Secretary
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

Item #	Item
26-119	**Approval of the Agenda** ▪ April 21, 2026, Regular Meeting Agenda **Motion by FH to approve the 4/21/26 regular meeting minutes** **2nd by GM** **Motion Approved VOTE 4-0**
26-120	**Approval of Minutes** • March 17, 2026, Regular Board of Directors Meeting • March 25, 2026, Combined BOD/FAC Annual Budget Meeting • March 26, 2026, Combined BOD/FAC Annual Budget Meeting • April 3, 2026, Combined BOD/FAC Annual Budget Meeting **Motion by JG to approve the above-mentioned minutes.** **2nd by JB** **Motion Approved VOTE 4-0**
26-121	**Reading of the Executive Session Report** ▪ Regular Executive Meeting – 3-17-26 ▪ Special Executive Meeting – 3-23-26 **Read into the record by GM and received and filed as reported.**
26-122	**Receive and File Various Committee Report** • Equestrian Advisory Committee – 4-6-26 • Finance Advisory Committee- 2-18-26 • Lake Quality Advisory Committee – 2-2-26 • Recreation Advisory Committee- 4-1-26 • Rules Advisory Committee- 2-3-26 **Motion by GM to receive and file the committee reports as presented** **2nd by FH** **Motion Approved VOTE 4-0**
26-123	**Treasurer's Report and Controller's Report**

C. GENERAL MANAGER

Item #	Item
26-124	**Amenity Highlights and Challenges** Don reported on the highlights and challenges of the amenities. He reported on the numerous preparations that are being made before Spring and Summer.

D. 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 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.

Cheryl Akerly- Thanked Don for all he is doing to protect BVS and the fencing issue. She also wants to thank the BOD for putting up with all the issues. She asked about the discrepancy between amenity fees between amenities. Cheryl asked about the liability forms. Don answered pertaining to the liability forms requirements and the changes implemented. They have been discussed with legal and the BVSA is trying to make the amenities more pleasant. The new liability form is perpetual. Cheryl thanked the Board for getting the cattle arena finished.

Laurie 3440-371- She read the Bear Tracks that there were proposed rule changes. It was explained to the membership that AB 130 required an immediate change of the fine structure. Legal counsel re-wrote the rule changes based on Assembly bill requirements.

Suzie Vlietstra- 3430-019 – Many thanks to the BOD for what is visible and what is not. She also thanked the Board for the arena management plan implemented. She also quoted Robert Frost regarding rural living. She also stated good fences make good neighbors and is hoping the ECC is going to look more closely to the fencing submittals in the future.

Guy Munday made a statement about yesterday's CSD meeting.

Fred Hicks made a statement about our employees.

Don made a statement regarding the FPPC statement sent by the CSD.

Fred stated BVS only works if we share across all of the amenities. The prices would be so high we would not be able to afford anything.

June Burcham stated we are always willing to work together with CSD.

Guy Munday stated there isn't any way someone would take this restaurant. There is not any money to be made with the restaurants.

Cheryl – She is very scared about the property values as she and her husband are on a limited income. She does not see anything going well as it pertains to the CSD.

Suzie Vlietstra- She is thankful we are discussing this topic today. She recommends a town hall for membership to understand what is going on.

Margaret Paez- She has been blindsided with what the CSD is trying to do. Does anyone know why they want to tip the apple cart. Life is good in BVS. She has lived here 22 years and enjoys this community very much.

Caroline Compean Carpenter- She can't imagine that Dart Industries ever thought any of this would happen and wonders if there are any documentation that would help in this situation.

E. CONSENT CALENDAR – 4 items

26-125	2026 Board of Directors Board Meeting Schedule
26-126	2026 Board of Directors Operational Calendar

26-127	2025-26 BVSA Follow Up Items list
26-128	Discussion and Request for Approval – BVSA Annual Election 3-person Nominating Committee – Anita Bauer, Tony Velarde, Heather Long
	Motion by FH to approve the consent calendar as presented **2nd by JG** **Motion Approved VOTE 5-0**

F. BOARD BUSINESS ACTION ITEMS – 9 items

Item #	**Item**
26-129	Discussion and Request for Approval: 2026-27 Amendment to Fee schedule **Motion by FH to approve the 26-27 Amendment to the Fee Schedule** **2nd by JG** **Motion Approved VOTE 4-0**
26-130	Discussion and Request for Approval: 2026-27 Annual BVSA Fiscal Year Budget **Motion by FH to approve the 26-27 annual BVSA Fiscal Year Budget as presented** **2nd by GM** **Motion Approved VOTE 4-0**
26-131	Discussion and Request for Approval: 2026-27 Annual BVSA Members Assessments **Motion by FH to approve the 2026-27 Annual BVSA Member Assessments of $2236.00 per property** **2nd by GM** **Motion Approved VOTE 4-0**
26-132	Discussion and Request for Approval: 2026-27 Annual BVSA Fee Schedule **Motion by GM to approve the 2026-27 Annual BVSA Fee Schedule** **2nd by JG** **Motion Approved VOTE 4-0**
26-133	Discussion and Request for Approval: Resolution for Statement of Policies and Practices for 2026-2027 Collection of Delinquent Assessments and Enforcement of Liens and Collection Policy for Assessments **Motion by GM to approve the** Resolution for Statement of Policies and Practices for 2026-2027 Collection of Delinquent Assessments and Enforcement of Liens and Collection Policy for Assessments **2nd by JB** **Motion Approved VOTE 4-0**
26-134	Discussion: 2026 BVSA Meet the Candidates Night, Wednesday May 20, 2026, at 6:00 PM
26-135	Discussion: 2026 BVSA Election Ballots to be mailed May 12, 2026, Annual Meeting and Election will be June 13, 2026, at the Whiting Center at 9:00-11:00 AM for open polls and 2:00 PM for election results.
26-136	Discussion and Request for Approval: Reserve CER Golf Course Fairway Mower **Motion by FH to approve the reserve CER purchase for a Golf Course Fairway Mower in the amount of $90,306.25 and sell the current mower to offset the cost.** **2nd by GM** **Motion Approved VOTE 4-0**
26-137	Discussion and Request for Approval: Reserve CER OTCC/MR Kitchen Equipment **Motion by FH to approve the Kitchen Equipment needed**

	2nd by GM **Motion Approved VOTE 4-0**

G. SUMMARY OF TODAY'S FOLLOW UPS

None

H. ANNOUNCE UPCOMING MEETINGS AND NOTICES

NOTICES - Closed Session Agenda

- Closed Executive Session Board Meeting held on April 21st, 2026, beginning at 2:00 PM (Immediately following the Open Session) where the Board of Directors will conduct 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

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

I. ADJOURN REGULAR MONTHLY MEETING @ 7:18pm