



Bear Valley Springs Association Board of Directors

Regular Monthly Meeting

Tuesday, May 19, 2026, at 6:00 PM

Oak Tree Country Club

MINUTES

Open to All
Members

A. ANNOUNCEMENTS

1. **Call to Order – Pledge of Allegiance**

2. **Roll Call –**

Board Members Present: Munday, Gadzia, Hicks, Burchard

Board Members Absent: Burcham

Staff Members - D. Ciota , A. 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>
26-127	Approval of the Agenda May 19, 2026, Regular Meeting Agenda Motion by FH to approve the 5/19/26 regular meeting agenda 2nd by JG Motion Approved VOTE 4-0
26-128	Approval of Minutes April 21, 2026, Regular Meeting Minutes Motion by FH to approve the 4/21/26 regular meeting minutes 2nd by JB Motion Approved VOTE 4-0
26-129	Reading of the Executive Session Report - April 21, 2026, Regular Executive Meeting - April 27, 2026, Special Executive Meeting
26-130	Receive and File Various Committee Reports Equestrian Advisory Committee – 4-6-26, 5-4-26 Motion by FH to receive and file the committee reports 2nd by JB Motion Approved VOTE 4-0
26-131	Treasurer's Report and Controller's Report Don reported to the Board of Directors the monthly financial report for the month of April.

C. GENERAL MANAGER

<u>Item #</u>	<u>Item</u>
26-132	General Manager Operational Update Don reported to the Board of Directors the financials as it pertains to the operations of the BVSA.

D. CONSENT CALENDAR – 4 items

26-133	2026 BVSA Operational Calendar
26-134	BVSA Follow-Up Items list

26-135	2026 Board Meeting Schedule
26-136	ECC Workflow Report
	Motion by FH to approve the consent calendar 2nd by JB Motion Approved VOTE 4-0

E. BOARD BUSINESS ACTION ITEMS – 4 items

Item #	<u>Item</u>
26-137	Discussion and Request for Approval: JRPEA – Pickleball Court Project Motion by FH to approve the request to the BVSCRFF to reimburse the BVSA \$15,000. 2nd by JB Motion Approved VOTE 4-0
26-138	Discussion and Request for Approval: JRPEA – EC Outdoor Kitchen Project reimburse Buckaroos \$5,000 Motion by to FH request reimbursement from BVSCRFF to the Buckaroos for the landscaping at the Equestrian Center kitchen area. 2nd by JB Motion Approved VOTE 4-0
26-139	Discussion and Request for Approval: JRPEA – Beaubien Ballfield Clay Replacement Project \$1605. Motion by FH to request reimbursement from the BVSCRFF to the BVSA \$1605.00 2nd by JB Motion Approved VOTE 4-0
26-140	Discussion and Request for Approval: JRPEA – Bear Valley School House Refurbishment Project \$3714.20 Motion by FH to request reimbursement from the BVSCRFF to the BVSA for the Bear Valley School house. 2nd by JB Motion Approved VOTE 4-0

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 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.

Marsha Walter- 3417-236- She read her story about why she moved here and her reason for needing to appeal for extra amenity cards for her son and his family. She is requesting a grandfather clause under the prior amenity rules to protect multi-generational families. FH spoke regarding the rule changes, the original C&R's, etc.

Suzie Vlietstra- Advertised the Day if the Horse event coming up on June 27,2026. 10am-2pm.

Cathy Rehbock-3430-156- She spoke about the CSD horse crossings. There are 3 sub-groups in BVS that may be bringing danger to the equestrians.

G. SUMMARY OF TODAY’S FOLLOW UPS

1. Add Marsha Walter to the special executive meeting agenda on Tuesday at 1:00pm.

H. ANNOUNCE UPCOMING MEETINGS AND NOTICES
MEETINGS

- Regular Monthly Board Meeting, Tuesday, June 16, 2026, at 6:00 PM, Oak Tree Country Club (Closed Executive Session at 2:00 PM prior to the Open Meeting)
- **Special Monthly Board Meeting, Tuesday, May 26, 2026, at 1:00 pm Monday is a holiday** (Closed Executive Session to meet immediately after the open session)
- Annual Meeting and Election of BVSA Board Directors: Saturday, June 13, 2026, at 9:00 AM and 2:00 PM, Whiting Center (Polls open from 9:00 AM – 11:00AM)
- Special Monthly Board Meeting, Monday, June 22, 2026, at 1:00 PM, BVSA Office (Closed Executive Session to meet immediately after the open session)

NOTICES /AGENDA

- Closed Executive Session Board Meeting on Tuesday, May 19, 2026, to begin 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

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

I. ADJOURN REGULAR MONTHLY MEETING @7:00pm