



Bear Valley Springs Association Board of Directors

Regular Monthly Meeting

Tuesday, September 15, 2026, at 6:00 PM

OTCC Reception Area

AGENDA

Open to All
Members

A. ANNOUNCEMENTS

1. **Call to Order – Pledge of Allegiance**
2. **Roll Call – President Munday, Vice-President Gadzia, Treasurer Hicks, Director Burcham, Director Burchard**
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>
27-033	Approval of the Agenda ▪ September 15, 2026 Regular Meeting Agenda
27-034	Approval of Minutes ▪ August 18, 2026 Regular Meeting Minutes
27-035	Reading of the Executive Session Report ▪ Regular Meeting 8-18-26 ▪ Special Meeting 8-24-26 ▪ Strategic Planning Meeting-8-31-26
27-036	Receive and File Various Committee Reports ▪ Recreation Advisory Committee – 8-5-2026

C. GENERAL MANAGER – Don Ciota – 2 items

<u>Item #</u>	<u>Item</u>
27-037	Financial Report
27-038	General Manager Report

D. CONSENT CALENDAR – 3 items

27-039	2026-2027 Board of Directors Board Meeting Schedule
27-040	2026-2027 Board of Directors Operational Calendar
27-041	2026-2027 BVSA Follow Up Items list

E. BOARD BUSINESS ACTION ITEMS – 8 items

<u>Item #</u>	<u>Item</u>
27-042	Request for Approval to Adopt ECC Rule Change - Section 102 Maintenance and Repair of Lots and Improvements
27-043	Request for Approval to Adopt ECC Rule Change - Section 115- Signs
27-044	Request for Approval to Adopt ECC Rule Change -Section 103 Garage/Yard Sales
27-045	Request for Approval to Adopt Rule Change to BVSA Rules, Article 3, General Rules – Use Privilege Cards

27-046	Request for Approval to Adopt Rule Change to BVSA Rules Article 22, Beaubien Field
27-047	Request for Approval to Adopt Rule Change to BVSA Rules Article 24
27-048	Discussion and Request to Appoint Kris Pimental to the Rules Advisory Committee
27-049	Discussion and Request for Approval for Guy Monday (President), Jeff Gadzia (Vice President), Fred Hicks (Treasurer), June Burcham, David Burchard, Gina Silva and Don Ciota as authorized check signers for the following bank accounts: • Community Association Bank (also known as First Citizens Bank) Operating Acct. xxxxx6989 • Community Association Bank (also known as First Citizens Bank) Deferred Operating Acct. xxxxx2690 • Community Association Bank (also known as First Citizens Bank) Reserve Operating Account xxxxx2589 • Bank of the Sierra Account xxxxx0170 • Bank of the Sierra Account (Oak Tree Junior Golf Program) xxxxx8554

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 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.

G. SUMMARY OF TODAY'S FOLLOW UPS

H. ANNOUNCE UPCOMING MEETINGS AND NOTICES
MEETINGS

- Special Monthly Board Meeting, Monday, September 21, 2026, at 1:00 PM, BVSA Conference Room
- Regular Monthly Board Meeting, Tuesday, October 20, 2026, at 6:00 PM, OTCC Reception Area (Closed Executive Session prior to the Open Meeting at 2:00 PM at the BVSA)

NOTICES /AGENDA

- Closed Executive Session Board Meeting on September 15, 2026 to begin at 2:00 PM (prior to 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 the membership.
The above notice constitutes the executive session agenda for September 16, 2025

I. ADJOURN REGULAR MONTHLY MEETING