



Bear Valley Springs Association Board of Directors

Regular Monthly Meeting
Tuesday, August 18, 2026, at 6:00 PM
OTCC Reception Area

Open to All
Members

MINUTES

A. ANNOUNCEMENTS

1. Call to Order – Pledge of Allegiance @ 6:00 pm

2. Roll Call –

Board Members Present: Munday, Gadzia, Hicks, Burcham, Burchard

Staff Members Present: General Manager, Don Ciota, Administrative Asst. Anita 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>
27-013	Approval of the Agenda <ul style="list-style-type: none">August 18, 2026, Regular Meeting Agenda Motion by FH to approve the 8/18/26 regular meeting agenda. 2nd by JG Fred added item #27-024 was amended to include bank account numbers and 27-031 was added. Check signers for Oak Tree Jr. Golf Program 27-032, 2026-27 Board Resolution fiscal year budget adjustment Motion Approved VOTE 5-0
27-014	Approval of Minutes <ul style="list-style-type: none">July 21, 2026, Regular Meeting Minutes Motion by FH to approve the 7/21/26 regular meeting minutes 2nd by JG Motion Approved VOTE 5-0
27-015	Reading of the Executive Session Report <ul style="list-style-type: none">Regular MeetingSpecial Meeting Received and filed as reported.
27-016	Receive and File Various Committee Reports <ul style="list-style-type: none">Equestrian Advisory Committee 7-6-26Lake Quality Advisory Committee 6-1-26

C. GENERAL MANAGER

<u>Item #</u>	<u>Item</u>
27-017	Finance Report and General Manager Update
27-018	Whiting Center Update – Don reported on the Whiting Center closure and the work going into a re-open as soon as possible
27-019	Recycling Compliance Update Discussion occurred regarding the new trash receptacles for recycling.

D. CONSENT CALENDAR – 4 items

27-020	2026-2027 Board of Directors Board Meeting Schedule
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27-021	2026 Board of Directors Operational Calendar
27-022	BVSA Follow Up Items list
27-023	ECC Work Flow Report
	Motion by DB to approve the consent calendar 2nd by JG Motion Approved VOTE 5-0

E. BOARD BUSINESS ACTION ITEMS – 7 items

27-024	<p>Request for Authorization and Approval for June Burcham as authorized check signers for the following bank accounts:</p> <ul style="list-style-type: none">• Community Association Bank (also known as First Citizens Bank) Operating Account xxxxx9261• Community Association Bank (also known as First Citizens Bank) Operating Account xxxxx6989• Community Association Bank (also known as First Citizens Bank) Deferred Operating Account xxxxx2690• Bank of the Sierra Account xxxxx0170 <p>Motion by FH to approve the above check signers 2nd by GM Motion Approved VOTE 5-0</p>
27-025	<p>Request for Authorization to Post Proposed ECC Rule Change to Section 102, Maintenance and Repair of Lots and Improvements, in the Bear Tracks Publication</p> <p>Motion by FH 2nd by DB Motion Approved VOTE 5-0</p>
27-026	<p>Request for Authorization to Post Proposed ECC Rule Change to Section 115, Signs, in the Bear Tracks Publication</p> <p>Motion by FH 2nd by DB Motion Approved VOTE 5-0</p>
27-027	<p>Request for Authorization to Post Proposed ECC Rule Change to Section 103, Garage/Yard Sales, in the Bear Tracks Publication</p> <p>Motion by FH 2nd by JG Motion Approved VOTE 5-0</p>
27-028	<p>Request for Authorization to Post Proposed BVSA Rule Changes to Article 3, Section 305-307, General Rules for Amenities and Facilities Operated by the Association, in the Bear Tracks Publication</p> <p>Motion by JG 2nd by FH</p>

	Motion Approved VOTE 5-0
27-029	<p>Request for Authorization to Post Proposed BVSA Rule Changes to Article 22, Rules for Beaubien Baseball Field, in the Bear Tracks Publication</p> <p>Motion by FH</p> <p>2nd by JB</p> <p>Add vaping and the children description from whiting center</p> <p>Motion Approved VOTE 5-0</p>
27-030	<p>Request for Authorization to Post Proposed BVSA Rule Changes to Article 24, Bear Valley Nature Path, in the Bear Tracks Publication</p> <p>Motion by FH to approve the posting of Article 24 proposed rule change as amended to the Bear Tracks</p> <p>2nd by JB</p> <p>A few words will be added</p> <p>Motion Approved VOTE 5-0</p>
27-031	<p>Request for Approval for four Board Members (President, Vice President, Treasurer, and June Burcham), Gina Silva and Don Ciota as authorized check signers for the following bank accounts:</p> <p>Bank of the Sierra Account (Oak Tree Junior Golf Program) xxxxx8554</p> <p>Motion by FH to approve the four Board Members (President, Vice President, Treasurer, and June Burcham), Gina Silva and Don Ciota as authorized check signers for the following bank accounts:</p> <p>Bank of the Sierra Account (Oak Tree Junior Golf Program) xxxxx8554</p> <p>2nd by GM</p> <p>Motion Approved VOTE 5-0</p>
27-032	<p>Request for Approval for Resolution for 2026-27 budget statement adjustment</p> <p>Fred explained the inaccurate counting in the budget. It was a mistake reported to the auditors and are fixing this with a Board resolution. It is a function of the income statement, moving from department 10 to department 00.</p> <p>Motion by FH to pass the resolution that corrects the budget</p> <p>2nd by DB</p> <p>Motion Approved VOTE 5-0</p>

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.

No Member Comments

G. SUMMARY OF TODAY’S FOLLOW UPS

Add Strategic Planning executive meeting to the Monday agenda

**H. ANNOUNCE UPCOMING MEETINGS AND NOTICES
MEETINGS**

- Special Monthly Board Meeting, Monday, August 24th, 2026, at 1:00 PM, BVSA Conference Room
- BVSA/BVCSD Liaison Meeting – Thursday, October 1st, 2026 at 10:00 am.
- Regular Monthly Board Meeting, Tuesday, September 15th, 2026 at 6:00 PM, OTCC Reception Area (Closed Executive Session prior to the Open Meeting)

NOTICE - AGENDA

- Closed Executive Session Board Meeting on August 18th, 2026 to begin at 2:00 PM (prior to the Open Session) where the Board of Directors 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

The above notice constitutes the agenda for the 8/18/26 regular executive meeting.

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

I. ADJOURN REGULAR MONTHLY MEETING @ 6:17 pm