Bear Valley Springs Association Board of Directors
Regular Monthly Meeting

Tuesday, November 17, 2026, at 6:00 PM
OTCC Reception Area

Open to All Members

AGENDA

A. ANNOUNCEMENTS

1. **Call to Order** – Pledge of Allegiance
2. **Roll Call -** ☐ Munday ☐ Gadzia ☐ Hicks ☐ Burchard ☐ Burcham ☐ 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

Item #	Item
27-061	**Approval of the Agenda** ▪ November 17, 2026, Regular Meeting Agenda
27-062	**Approval of Minutes** ▪ October 20, 2026, Regular Meeting Minutes
27-063	**Reading of the Executive Session Report** ▪ Regular Meeting – 10-20-26 ▪ Special Meeting - 10-26-26
27-064	**Receive and File Various Committee Reports** ▪ Equestrian Advisory Committee – 10-5-26

C. GENERAL MANAGER

Item #	Item
27-065	**Financial Report and GM Report** – Don Ciota

D. CONSENT CALENDAR – 3 items

27-066	2026-2027 Board of Directors Meeting Schedule
27-067	2026-2027 Board of Directors Operational Calendar
27-068	BVSA Follow Up Items List

E. BOARD BUSINESS ACTION ITEMS – 5 items

Item #	Item
27-069	Request for Approval to Adopt BVSA Rule Changes to Article 23.
27-070	Request for Approval to Adopt Resolution to Eliminate Use of Word "Ranger" and replace with "Amenity Patrol Staff" in the BVS Association Rules.
27-071	Request for Approval to Appoint Joaquin Parrino to Recreation Advisory Committee
27-072	Request for Approval Capital Expenditure Request- Bunker Project
27-073	Request for Approval Capital Expenditure Request – Snow Plow Blade Replacement

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

- Regular Board Meeting, December 15, 2026, at 6:00 pm, OTCC Reception Room
- No Special Board Meeting

NOTICES

- Closed Executive Session Board Meeting on November 17, 2026, beginning at 1:00 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

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

I. ADJOURN REGULAR MONTHLY MEETING

Bear Valley Springs Association Board of Directors
Regular Monthly Meeting

Tuesday, October 20, 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: Vice- President Gadzia, Treasurer Hicks, Director Burcham Director Burchard

Board Members Absent: President Munday

Staff Members Present: General Manager Don Ciota, Board Secretary Anita Bauer, Admin. Asst. Flerida Ruppert

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
27-050	**Approval of the Agenda** ▪ October 21, 2026, Regular Meeting Agenda **Motion by FH** to approve the 10/21/26 regular meeting agenda. **2nd by JG** **Motion Approved VOTE 5-0**
27-051	**Approval of Minutes** ▪ September 15, 2026, Regular Meeting Minutes **Motion by FH** to approve the 9/15/26 regular meeting minutes **2nd by JB** **Change item #27-038** **Motion Approved VOTE 5-0**
27-052	**Reading of the Executive Session Report** ▪ Regular Meeting – 9-15-26 ▪ Special Meeting – 9-21-26 Read into the record by Fred Hicks and received and filed as received
27-053	**Receive and File Various Committee Reports** ▪ Equestrian Advisory Committee – 8-3-26 ▪ Recreation Advisory Committee- 8-5-26 ▪ Rules Committee – 8-4-26 ▪ Lake Quality Advisory Committee- 8-3-26 ▪ Finance Advisory Committee – 8-26-26 **Motion by FH** to approve the above-mentioned committee reports as presented. **2nd by DB** **Motion Approved VOTE 5-0**

C. GENERAL MANAGER

27-054	**General Manager Update – Financial Report** **Don reported to the membership the balance sheet, financial reports and income statement for the month ending 9/30/26. Additional report on the sinking fund**

	agreement with the CSD and the additional wages being requested to be paid by the CSD. An agreement was made that we will save the money in the reserve fund in the event the DIR rules on it or assign us a penalty and require it. That has not happened yet. We do not anticipate that it will. We are now able to move forward with projects and maintenance needs around Bear Valley Springs.

D. CONSENT CALENDAR – 3 items

27-055	2026-27 Board of Directors Board Meeting Schedule
27-056	2026-27 Board of Directors Operational Calendar
27-057	2026-27 BVSA Follow Up Items list
	Motion by FH to approve the consent calendar as presented **2nd by JG** **Motion Approved VOTE 5-0**

E. BOARD BUSINESS ACTION ITEMS – 3 items

Item #	**Item**
27-058	Discussion and Request for Approval of Post Proposed BVSA Rule Changes to Article 23, Rules for Cub Lake and Dog Park, General Rules **Motion by FH to approve for Rule Change to Article 23 for posting with a change to the re-lettering** **2nd by JG** **Motion Approved VOTE 5-0**
27-059	Discussion and Request for Approval to Appoint Cathy Rehbock to the Rules Advisory Committee **Motion by FH to appoint Cathy Rehbock to the Rules Advisory Committee through December 2026.** **2nd by JB** **Motion Approved VOTE 5-0**
27-060	Request for Approval of 2025/26 Audited Financials **Motion by FH to approve the 2025/26 audited financials** **2nd by DB** Fred emphasized the amount of maintenance dollars that are spent to maintain the amenities of 2.5 million for one year. **Motion Approved VOTE 5-0**

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. 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.

Kimberly Clow- 3440-024 – She is the chair of RAC and she wanted to remove the proposal that was sent to the Board previously. She noticed there was a lack of management, board members or other BVSA representatives there.

Ed Weston- 3440-104 – Ed reported to the Board there was a BVSA representative at the RAC meeting. He is requesting the tennis office to be reaquired by the tennis club. The Tennis Club is urging and has voted unanimously to request that the office be returned to the Tennis Club. Ed stated when there are changes to the use of an amenity space there could be a current impact on lease negotiations with the CSD. FH stated this building is still being used by the

BVSA as a useful space to operate the Association. Ed stated the Tennis Club added a lot of time and money to build this building and believe it would be useful for them to utilize it again. It was recommended by JB that we wait for the RAC's future recommendation.
Steve Miles – 3557-344 – He stated he has been around for many many years. The Golf Course is one of the top reasons that people move here. There has not been any representatives of the Board of Directors or management utilizing the golf course. Player ship is down due to the age of the membership. The Golf staff needs to do something to increase the playership of the course. There are thistles around the course. They will go to seed. The traps/bunkers are in terrible shape since Ray left. They are in terrible shape. Rocks and Dirt fill the bunkers. This ruins a player's clubs. The maintenance group is not very motivated. They spend a lot of time riding around. Duane is not being kept in the loop on the maintenance plan. The grass is dying. It is brown. The worst has been in many years. They are watering when it is 90 degrees. Bad idea. There aren't any ball washers on many holes. The ball washers need to be near the tee markers. There is not enough sand on the greens when they are punched. The greens should not be full of holes. They didn't fill the holes with enough sand. FH asked if Steve has attended the GAC committee to address his concerns. FH stated this gives us better feedback. He said he gets blown off when he talks with the employees about it.
Steve stated the ECC report used to put how many violations have been written each week.

G. SUMMARY OF TODAY'S FOLLOW UPS

None

H. ANNOUNCE UPCOMING MEETINGS AND NOTICES

MEETINGS

- Special Board Meeting – Monday, October 26, 2026, at 1:00pm, BVSA Admin. Office (Closed session immediately following the open session)
- Regular Monthly Board Meeting, Tuesday, November 17, 2026, at 6:00 PM, OTCC Reception Area (Closed Executive Session prior to the Open Meeting)
- No Special Board Meetings in November and December due to the Holidays.

NOTICES /EXECUTIVE SESSION AGENDA

- Closed Executive Session Board Meeting on October 20, 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

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

I. ADJOURN REGULAR MONTHLY MEETING @7:00pm

Bear Valley Springs Association
Board of Directors
Executive Session Report
November 17, 2026

October 20, 2026 – Regular Executive Meeting

A. **Environmental Control Committee / Member Discipline Matters** – 1 item

B. **Litigation / Legal Matters** – 2 items

C. **Contracts** – 1 item

D. **Delinquent Assessments** – 1 item

E. **Personnel Matters** – 8 items

F. **Compliance Officer Report** – None

October 26, 2026 – Special Executive Meeting

A. Environmental Control Committee – 8 items

B. Litigation / Legal Matters – 1 item

C. Contracts – None

D. Delinquent Assessments – 12 items

E. Personnel Matters – 1 item

F. Compliance Officer Report – None

EQUESTRIAN ADVISORY COMMITTEE
TO
BEAR VALLEY ASSOCIATION BOARD

DATE:	October 5, 2026	
TIME:	9:03 AM	
PLACE:	EC Lounge	
ATTENDANCE:	Cheryl Akerly, Kim Brandon, Joan Howard, Tami Marcini, Deborah Mayer, Jena D'Cruz, David Feisbush, Cathy Rehbock	
PRESENT:	Kris Pimentel, Cathy Rehbock, Suzi Vlietstra, Desiree Whatmough, Judy Walsh	
OTHERS PRESENT:	David Burchard , BVSA Board Rep, Susan Mustaffa, Bob Tebbe, Shelly Black, Vivette Lund, and Dain Hurst, Chief of Police	
ABSENT:	Miles D'Cruz, Tammy Whitley, Guy Munday	
SUBJECT/ISSUE	**DISCUSSION**	**CONCLUSIONS/RECOMMEN**
Call to Order:	Deborah called the meeting to order at 9:03 a.m. and read Board Policy Resolution No.3 18-19.	
Guest Speaker: Dain Hurst, Chief of Police	Dain came to the meeting to address horse crossing safety. The department is fully staffed with officers 6 am to midnight on the weekends and until 10 pm during the week. Dain is available to answer any questions or concerns and there is an opportunity to bring something to his attention via the websight at BVPD@BVSPD.org. A 501 (c)3 police foundation was formed in 2024 and all donations by check can be mailed to BVS Police Foundation, 25101 Bear Valley Road. Different horse crossing safety mechanisms have been researched by Dain, his volunteers, and an ad-hoc committee of the EAC. A flashing sign with capabiities to start the flashing by either horseback or by pedestricians is being recommended. The company' selected by Dain is priced at $5000 per crossing. Two crossings considered in most need are Serra Pl and Bear Valley Road and Cumberland Rd near San Juan. CSD will be responsible for maintenance. Several questions were asked, several suggestions were made, and it was agreed for the members to take this to their clubs. In the interim in the name of safety, it was Moved, Seconded, and unanimously agreed all signs should be legible and visable, updated if necessary and that the roads be repainted with Zebra crossing with material safe for horses to walk on (non-slip). The County has offered to help fund this project. Dain will follow up. The dollar amount is unknown.	
1. Review of August2026 Minutes	1. Suzi motioned, and Judy seconded that the August minutes be approved as written *and submitted to BVSA.*	
I. Informational Updates		
A. Equestrian Manager's Report	A. In the absence of an equestrian manager, Don stated he had received 40 applications for the position and has narrowed this down to 12. The candidates are being scheduled for an interview. With regard to several items listed on the agenda I,e; arena footing improvement, lighting,speakers, electrical access to north side of arena, Don stated at the present his hands are tied. The CSD although approved refurbishing cattle arena has now stipulated all work done by BVSA must be at prevailing wage. This includes repaving areas of the amentities, replacing the leaking roof of the Whiting Center. Don also noted that administration is working on getting BVSA stickers on trailers owned by residents to help deter and recognize outsiders using horse trails and faciities.	
1) MPS	No meeting, It was clarified again that this is a beautification subcommittee not operational. Suzi suggested that as soon as an equestrian manager is selected this group meet again.	

2) CLUB UPDATES	**Horsemen:** Kris reported the Obstacle play was fun with 8 riders. The Obstacle Challenge this past Saturday was limited to 30 riders, buckles were awared to one adult (Denise Togaime) , one child. (Carrie Ragsdale). All contestants did great, it was on time. Oct 19th is next meeting focused on Apple Desserts. October 24 is the Dutch oven ride and lunch. Suzi stated the website is up with focus on people to contact, farriers, vets, horse transportion, body disposal, a calendar of events hoping incorporating other clubs. Kim thanked the Buckaroos for their hospitality and help with the sorting event for her outside ladies group . **Greenhorns:** Sandy Collier clinic which was limited to more advanced riders and sold out. The Spooktacular Ranch Versatility Show is 17th and 18th. Greenhorns are seeking sponsors. **Pony Club:** Club members are busy with other club activities, Playdays, Cattle practice, Dressage and even had a day learning to drive with Pony Club. The last weekend they had a campout at the equestrian center. The Tehachapi Mountain Rodeo Committee representative has been in touch with Desiree and they would like the BVS Pony Club to be the opening act in 2027 as well as junior rodeo. **Boarders:** Speaking for David who had left, Suzi reported everything seems to be fine with the boarders. **Dressage**: Suzi stated Amy Miller was September 26 and 27. and Barbara Green Gurley 24th and 25th.**Buckaroos:** Last Playday is this Saturday, Tyrin Clinic Wednesday, Sami and George clinic and music gathering Saturday as well. Chip in two weeks on Wednesday and regular practice on all the other Wed, Sat, and Sunday mornings. The weekend of the 23 will be black since most of the board will be out of town. **Carriage Club**. Wendy Bailey is coordinating a trip to Carriage museum in Santa Barbara. Driving clinic with Pat Deures is Oct 24, and 25..	
E) BVSA/CSD Liaison/BVSA Board Reports	As noted above, Don stated several projects including roofing for Whiting Center and some asphalt work has been delayed because the CSD is insisting the contractors be paid at prevailing wage. Again, the Rangers are now Amentity patrol.	
II) OLD BUSINESS		
Fort Apache/Road Crossing Signage	No update	
III. New Business	Discussion of outside residents boarding horses in BVSA and riding trails with conclusions home owners are responsible for collecting fees. Cathy Rehbock vounteered to attend some meetings to help move this concern along.Suzi will be working on a letter to all new homeowners regarding animals particularly horse safety	
2027 Members	Clubs were asked to have their representatives selected for the next meeting.	
Adjournment	Meeting was adjourned at 11:27a.m.	
MINUTES SUBMITTED BY:	*Cheryl Akerly*	
NEXT MEETING	**2-Nov-26**	

2026-2027 BVSA Regular Board Meetings

Month	Meeting	Day	Date	Time	Location
July			**2026**		
July	Regular Session	Tuesday	7/21/2026	6:00 PM	OTCC Reception Area
July	Executive Sessio	Tuesday	7/21/2026	2:00 PM	BVSA Conference Room
July	Special Meeting	Monday	7/27/2026	1:00 PM	BVSA Conference Room
July	Executive Meeting	Monday	7/27/2026	1:00 PM	BVSA Conference Room
August					
August	Regular Session	Tuesday	8/18/2026	6:00 PM	OTCC Reception Area
August	Executive Meeting	Tuesday	8/18/2026	2:00 PM	BVSA Conference Room
August	Special Meeting	Monday	8/24/2026	1:00 PM	BVSA Conference Room
August	Executive Session	Monday	8/24/2026	1:00 PM	BVSA Conference Room
September					
September	Regular Session	Tuesday	9/15/2026	6:00 PM	OTCC Reception Area
September	ExecutiveMeeting	Tuesday	9/15/2026	2:00PM	BVSA Conference Room
September	Special Meeting	Monday	9/21/2026	1:00 PM	BVSA Conference Room
September	Executive Session	Monday	9/21/2026	1:00 PM	BVSA Conference Room
October					
October	Regular Session	Tuesday	10/20/2026	6:00 PM	OTCC Reception Area
October	Executive Meeting	Tuesday	10/20/2026	2:00 PM	BVSA Conference Room
October	Special Meeting	Monday	10/26/2026	1:00 PM	BVSA Conference Room
October	Executive Session	Monday	10/26/2026	1:00 PM	BVSA Conference Room
November					
November	Regular Meeting	Tuesday	11/17/2026	6:00 PM	OTCC Reception Area
November	Executive Session	Tuesday	11/17/2026	2:00 PM	BVSA Conference Room
November	Special Meeting	NONE	NONE		
December					
December	Regular Meeting	Tuesday	12/15/2026	6:00 PM	OTCC Reception Area
December	Executive Session	Tuesday	12/15/2026	2:00 PM	BVSA Conference Room
December	Special Meeting	NONE	None		
January			**2027**		
January	Regular Session	Tuesday	1/19/2027	6:00 PM	OTCC Reception Area
January	Executive Meeting	Tuesday	1/19/2027	2:00 PM	BVSA Conference Room
January	Speciall Meeting	Monday	1/25/2027	1:00 PM	BVSA Conference Room
January	Executive Session	Monday	1/25/2027	1:00PM	BVSA Conference Room
February					
February	Regular Session	Tuesday	2/16/2027	6:00 PM	OTCC Reception Area
February	Executive Meeting	Tuesday	2/16/2027	2:00 PM	BVSA Conference Room
February	Special Meeting	Monday	2/22/2027	1:00 PM	BVSA Conference Room
February	Executive Session	Monday	2/22/2027	1:00PM	BVSA Conference Room
March					
March	Regular Session	Tuesday	3/16/2027	6:00 PM	OTCC Reception Area
March	Executive Meeting	Tuesday	3/16/2027	2:00 PM	BVSA Conference Room
March	Special Meeting	Monday	3/22/2027	1:00 PM	BVSA Conference Room
March	Executive Session	Monday	3/22/2027	1:00 PM	BVSA Conference Room
March	Joint BOD/FAC	Wednesday	3/24/2027	10:00 AM	Oak Branch Saloon
March	Joint BOD/FAC	Thursday	3/25/2027	10:00 AM	Oak Branch Saloon
April					
April	Regular Session	Tuesday	4/20/2027	6:00 PM	OTCC Reception Area
April	Executive Meeting	Tuesday	4/20/2027	2:00 PM	BVSA Conference Room
April	Special Meeting	Monday	4/26/2027	1:00 PM	OTCC Reception Area
April	Executive Session	Monday	4/26/2027	1:00 PM	OTCC Reception Area
May					
May	Regular Session	Tuesday	5/18/2027	6:00 PM	BVSA Conference Room
May	Executive Meeting	Tuesday	5/18/2027	2:00 PM	BVSA Conference Room
May	Special Meeting	Tuesday	5/24/2027	1:00 PM	OTCC Reception Area
May	Executive Session	Tuesday	5/24/2027	1:00PM	BVSA Conference Room
June					
June	Regular Session	Tuesday	6/15/2027	6:00 PM	OTCC Reception Area
June	Executive Meeting	Tuesday	6/15/2027	2:00 PM	BVSA Conference Room
**Time Subject to change based on agenda.*					
****June -**	**Annual Mtg Election**	**Saturday**	**6/12/2027**	**9AM & 2PM**	**Whiting Center**

Bear Valley Springs Association
Annual Operational Calendar
Board of Directors

November Events	Day
Distribute Request to be Appointed to Advisory Committee Forms to Advisory Committees	1
Bingo by the Veterans Club at the Whiting Center - 1st Saturday each month	7
Election Day - voters at WC & OTCC	3
VETERAN'S DAY HOLIDAY - Wednesday - BVSA office closed	11
Veterans Memorial Ceremony, Cub Lake Flagpole	11
Veteran's Golf Tournament	
WC Skate Night	
Appoint Inspector of Election	15
Approve Budget Direction Memo	19
Budget Development Kickoff Strategy with Finance Committee	19
WC Closed - Thanksgiving	26
OTCC Thanksgiving	26
THANKSGIVING HOLIDAY - Thursday (Thanksgiving), Friday - BVSA Office Closed	26 & 27
Cultural Arts Holiday Bazaar at WC	27 & 28
Manager Sexual Harassment Training	
No Special Board Meeting in November	
Manager Merit Reviews	TBD

Bear Valley Springs Association
Annual Operational Calendar
Board of Directors

December Events	Day
Breakfast w/ Santa at WC	5
LA Symphonic Winds Christmas Concert at WC 2pm	13
Veterans Bingo	5
Hockey Camp at Whiting Center	11/30-12/4
Hockey Walls go up - Hockey practices start in WC Gym	14
Kern County Property Tax Audit	15
Employee Christmas Party	TBD
Appoint Advisory Committee Members	15
Christmas Craft	22
Christmas Bingo	16
Christmas Family Skate	21
Christmas Family Dodgeball	28
BVSA Admin. CHRISTMAS HOLIDAY - Thurs.&Fri. (Christmas Eve & Christmas Day)	24, 25
OTCC New Year's Eve Holiday Party	31
No SPECIAL Board Meeting December	

2026/2027
FOLLOW UP ITEMS LIST
BEAR VALLEY SPRINGS ASSOCTATION
Monthly Board of Directors Meetings
Updated 11/10/2026

October 26, 2026, Special Board Meeting

1 Discussion of permits and the approval process of permits on future agenda. (November)
2. Don to obtain Project Manager report with open spreadsheet and running list of projects.

October 26, 2026, Special Executive Board Meeting

1. November Meeting – Attorney's Fees
2. Board Tours are taking place on Thursday, October 29. at 9:00am
3. Next month's meeting begins at 1:00pm.

October 20, 2026, Regular Board Meeting

None

October 20, 2026, Regular Executive Board Meeting

1. Add billing statements from attorney to Monday executive packet.
2. ~~Add Sinking fund request for approval to add 25% to all previously approved CER's~~
3. Add Manager Hiring Process SOP to November agenda for discussion.
4. ~~Post open meeting packet to website~~
5. Wild Board Mitigation with the CSD's involvement – December Liaison

September 21, 2026, Special Executive Board Meeting

1. Bring Lara back to Board in January
2. Org Chart
3. Project Manager List
4. El Nino
5. ~~Investments~~

September 21, 2026 Special Board Meeting

None

September 15, 2026 Regular Executive Board Meeting

1. ~~Add DIR Update to Mondy agenda~~ COMPLETED
2. November meeting follow-up – Dog Park Parking
3. ~~Optimized Investment deposit follow-up~~
4. ~~Wild Boar Problem~~ COMPLETED
5. ~~OTCC Generator~~
6. ~~Mulligan Room Break Area~~
7. ~~Legal Counsel re: CSD Negotiations~~ COMPLETED
8. El Nino Preparation

9. ~~Overall Goals and Business Case Model to October Special meeting agenda~~
10. ~~Legal Fee detail and costs, manager project lists~~

September 15, 2026 Regular Board Meeting

None

August 24, 2026 Special Executive Board meeting

1. ~~McIntyre- Anita updated the Board – Bring back in September~~ **COMPLETED**
2. ~~Barbiere- Anita updated the Board – Bring back in September~~ **COMPLETED**
3. ~~Check signer to next agenda – David Burchard.~~ **COMPLETED**

August 24, 2026 Special Board Meeting

1. Don to get a new quote for picnic tables.

August 18, 2026 Regular Executive Board Meeting

1. ~~CER's for Monday- Bunkers, Playground Equipment, etc.~~ **COMPLETED**
2. ~~Signage Inventory Follow-Up October~~
3. Company vehicle policy- November
4. ~~Golf Camp follow-up October~~
5. ~~Christmas Party – September~~
6. ~~Strategic Planning Agenda~~ **COMPLETED**

August 18, 2026 Regular Board Meeting

1. ~~Add Strategic Planning executive meeting to the Monday agenda~~ **COMPLETED**

July 27, 2026 Special Meeting

None

July 27, 2026 Special Executive Meeting

1. ~~Bring Gutierrez to BOD on 8/24/26~~ **COMPLETED**
2. ~~Bring Swisshelm back to the BOD on 8/24/26 with more information~~. **COMPLETED**

July 21, 2026, Regular Executive Meeting

1. ~~8/31 Strategic Planning Meeting Agenda – Water Canyon and High Country Campground s~~ **COMPLETED**
2. ~~Don to acquire a new bid for Asphalt~~ **COMPLETED**
3. ~~Don to have Ashley walk Cub Lake basketball court to check condition of asphalt~~ **COMPLETED**
4. ~~Don to protect the basketball court with a plan or resolution~~ **COMPLETED**
5. ~~Add discussion to legal agenda ECC section for escrow inspections~~ **COMPLETED**
6. ~~Add Wild Board destruction and removal to liaison agenda~~ **COMPLETED**
7. ~~Add Article 3 Proposed Rule Change to August Agenda (both exec and open)~~ **COMPLETED**

July 21, 2026, Regular Meeting

June 22, 2026, Special Executive Meeting

1. ~~Add FPPC to legal orientation agenda~~ **COMPLETED**
2. ~~Add ECC item to Amanda Lara property to July special meeting~~ **COMPLETED**
3. ~~John Linford engagement letter~~ **COMPLETED**
4. ~~Add committee assignments to July regular meeting agenda~~ **COMPLETED**
5. ~~Strategic planning agenda for 8/31/26~~ **COMPLETED**

June 22, 2026, Special Meeting

1. ~~Don to provide the Board with a preliminary year-end variance report in July~~
2. ~~Don to provide the Board with information regarding spoilage, outside services and equipment repair.~~

June 16, 2026, Regular Executive Meeting

1. ~~Monday Agenda item additions: Sunland house, amenity cards rule change, contract with John Linford, ECC, 30660 Starland, minutes~~ **COMPLETED**
2. ~~Schedule a strategic planning meeting to come up with next year's overall structure budgets, etc.~~
3. ~~Add to July agenda – alternatives to CSD FPPC interpretation~~ COMPLETED
4. ~~Add to July agenda- Future follow-up agenda items on elections pro and cons~~ COMPLETED
5. Company Vehicle policy
6. Add email address to whistleblower policy
7. ~~August F/U date for background checks and rollout and implementation of ADP~~
8. Amenity signage – Inventory-August 2026
9. ~~Board Tours – October 2026 – All amenities~~

June 16, 2026- Regular Meeting

No follow-Ups

December 2026 Publication of Bear Tracks

TEXT OF ADOPTED BVSA RULE CHANGES

(Deletions are shown in ~~strikethrough~~ type and additions in **bold underlined** type)

ARTICLE 23

RULES FOR CUB LAKE DOG PARK

(Adopted 8/10/11)

SECTION 2300. GENERAL RULES

~~(a)~~ (a)Hours of operation are established by the Board and may be changed without prior notice.
~~(a)~~ **(b)**Every person bringing a dog into the dog park must possess a valid BVSA Use Privilege Card or BVSA Guest Pass.
~~(b)~~ ~~**(c)**All dogs entering the dog park must display a Bear Valley Springs Association issued I.D. tag. The I.D. tags may be obtained at the Association office during normal business hours. The requirements and procedure for obtaining an I.D. tag for your dog(s) are as follows:~~

1. ~~You must be a member in good standing, or, be a renter in Bear Valley Springs with amenity privileges assigned to you.~~
2. ~~If you have more than one dog, you will need to obtain an I.D. tag for each dog.~~
3. ~~You must sign a release of liability form at the time you are issued an I.D. tag. There will be a nominal fee charged for each tag issued, in accordance with the Bear Valley Springs Association Fee Schedule.~~
4. ~~All Bear Valley Springs Association issued dog I.D. tags will expire annually and must be renewed annually.~~

~~(c)~~ **(d)**No other animals may be brought into the dog park.
~~(d)~~ **(e)**Dogs under 4 months of age are prohibited.
~~(e)~~ **(f)** Maximum limit of 2 dogs per adult in the park at any time.

SECTION 2301. DOG PARK CONDUCT RULES

(a) Dogs must be leashed when entering and exiting the dog park.
(b) The owner must close the main entrance gate before proceeding into either of the designated areas for large or small dogs.
(c) Dogs in excess of 20 pounds are encouraged to enter into the dog park designated for larger dogs. Dogs less than 20 pounds are encouraged to enter into the dog park designated for smaller dogs.
(d) Dog owners must always be inside the dog park and within view of their dog(s). They must always keep their leash in hand.
(e) All off-leash dogs must be under voice control of their owners. If you cannot control your dog off leash, keep your pet always leashed.

(f) No food (dog or human) is allowed in the park without prior management approval. *[Reference Article 18]*
(g) Owners shall provide drinking water for their dogs as needed.
(h) Owners must clean up dog feces. Seal waste in the plastic bags provided before disposing in designated receptacles.
(i) No digging or persistent barking. Owners are responsible for filling any holes their dogs make.
(j) Smoking (as defined in Article 20, Section 2003) is prohibited. *(Amended 06/10/16)*
(k) Sitting or climbing on the dog park fencing **and agility course equipment** is prohibited.

SECTION 2302. DOG PARK SAFETY RULES:

(a) Use of the Cub Lake dog park is at your own risk, including but not limited to the risk of being bitten, being knocked down, tripped, etc.
(b) Owners are liable for damage or injury inflicted by their dog(s); the Bear Valley Springs Association has no liability or responsibility for injuries in the dog park.
(c) For the safety of your dog(s) and other park visitors, choke, prong (pinch) and spike collars are strictly prohibited. If you use these types of collars, remove them before entering the park.
(d) Aggressive dogs are not permitted in the dog park. Dogs must be removed at the first sign of aggression.
(e) Female dogs in heat are prohibited from entering the dog park.
(f) Children under ~~48 inches tall~~ **9 years old** are prohibited from entering the dog park unless accompanied by an adult.
(g) No bicycles, skateboards, roller blades are allowed inside the dog park.

SECTION 2303. DOG PARK RULE ENFORCEMENT:

Any person who violates these rules shall be subject to disciplinary procedures, as outlined in BVSA Rules, Article 17 and Article 3. Members are responsible for their guests and may be disciplined for guests who violate these rules. *(Amended 12/10/13)*

Purpose and Effect of Rule Change

The purpose of the change is to be in accord with the current policy and procedures of the BVSA

BEAR VALLEY SPRINGS ASSOCIATION

BOARD OF DIRECTORS RESOLUTION NO. _____

(Adopting Amendment of Association Rules to Eliminate Use of Word "Ranger" and Replace With "Amenity Patrol Staff")

November ____, 2026

WHEREAS, Civil Code Sections 4340 - 4370 regulate the adoption and amendment of operating rules, including the Bear Valley Springs Association Rules; and

WHEREAS, the Association's Board of Directors is authorized to adopt and amend the Association Rules under Civil Code Section 4360; and

WHEREAS, Civil Code Section 4360 requires that the Board of Directors provide general notice of a proposed rule change to the Association Members at least 28 days before making the rule change; and

WHEREAS, the Board of Directors has determined that it is in the best interests of the Association to make a nonsubstantive change to the Association Rules by eliminating the words "Ranger" and "Rangers" from the Association Rules and replace them with the term "Amenity Patrol Staff";

NOW, THEREFORE, BE IT RESOLVED, that the Association Rules shall be amended by making the nonsubstantive change to the Association Rules by eliminating the words "Ranger" and "Rangers" from the Association Rules and replace them with the term "Amenity Patrol Staff";

BE IT FURTHER RESOLVED, that the Secretary of the Association shall provide general notice of the amendment of the Association Rules contained in this Resolution to the Association Members by posting a copy of this Resolution in the Bear Tracks publication on the Association's internet website;

BE IT FURTHER RESOLVED, that the President, Secretary and the General Manager of the Association be, and they hereby are, authorized, empowered, and directed to take such further actions as they deem necessary and appropriate to implement the purposes and effect of this Resolution.

CERTIFICATE OF SECRETARY

I hereby certify that the foregoing is a full, true and correct copy of Resolution made and adopted by the Board of Directors of Bear Valley Springs Association at a duly held meeting of the Board on November ____, 2026. This Resolution was made, approved and adopted by the Board of Directors by unanimous vote.

_____
(sign)

_____
(print name)

Title: Secretary

RECEIVED
OCT 30 2026

BEAR VALLEY SPRINGS ASSOCIATION

2026 Board Advisory Committee Individual Request to be Appointed

Use this form to request that a member in good standing join your committee [Ref: Association Rules Article 101(f) and Article 108 (b)(1)]. If the person is replacing another member, please provide the name of the person they are replacing in the space provided below. Submit the request to Anita Bauer, Board Secretary/Administrative Assistant, via email to anitab@bvsa.org or drop it by the Association office. The request will be added to the next Regular Board Meeting Agenda for Board approval.

Name of Committee: ~~Tennis Club~~ RAC

Date of Request: 10/30/26

Name & Title of Requestor: ~~Ed Weston~~ Kimberly Clow RAC Chair OK KC

Name of Person to be Appointed: Joaquin Parrino

Tract/Lot: 3431091 Phone: _____ Cell Phone: (626)590-9590

Address: 24100 Rand Ct., Tehachapi, CA 93561

Email Address: jnsp87@ydhoo.com

Person being replaced (if applicable): Ed Weston

Is person representing any special group (i.e.; equestrian clubs or sports clubs)? Yes

If yes, please name the group: Tennis Club

Please check the box below that applies to the BVS property(s) you represent:

- ☒ BVS Property owner listed on the deed
- ☐ Trustee of a trust
- ☐ Officer of a corporation or limited liability company
- ☐ Partner of a partnership
- ☐ General partner of a limited partnership

Cmte B

* * * Please Fill Out the Blue Boxes Only * * *

Bear Valley Springs Association

CER Project Approval

I. This form is submitted for the purpose of starting a Capital Improvement Project. See Project Manager for additional information.

Department Name:	BVSA	Dept. #:	20	Date:	11/13/26
Submitted By:	Don Ciota	Project Manager:	IGM/ Stephen Schrepfer		
Project Name/ # :	**2026-703 Bunker Reconstruction**			Priority Category	4

II. Describe the project and why it must be done:

Complete renovation of 36 fairway and greenside bunkers. The scope of the project is to remove all contaminated dirt and old drainage. Reconstruct/ shape bunkers, add drainage with a sump and new sand. Each bunker will need to be re-sodded after shaping is complete.

III. COST ANALYSIS Please provide details on all project costs: equipment, architectural, designer & engineer fees, construction, FF&E, BVSA labor allocation, entitlements, permits, project management fees & expenses, etc.

	ITEM	COST
1	Mobilization, Bunker Shaping and Sand for 36 fairway and greenside bunkers	$450,148.00
2	Drainage	$69,000.00
3	Sod	$24,000.00
4	Sumps	$6,000.00
5	Wire Mesh (Ground Squirrel prevention)	$14,400.00
6	Men's Golf Donation	($5,000.00)
	Sub Total	$558,548.00
	Sinking Fund Reserve	$139,637.00
	TOTAL COST	$698,185.00

IV. This Project is Funded by: (select one)

	Contingency Fund	X	Additional Funds Required
X	Annual Reserve Fund		Operating Expense
	Emergency CIP		Other

V. Approvals

	(Name and Signature)	(Date)
General Manager		
President		
Treasurer/ CFO		

Recommendation for Approval: To approve replacement and renovation of bunker for the golf course not to exceed $558, 548.00 and approval for the Sinking Fund Reserve of $139,637.00 for a total amount for this project at $698,185.00

KEY FOR PROJECT CATEGORIES & PRIORITY NUMBERS

Priority Category	Priority #/ Description
Safety	1 - Replacement or repair necessary to maintain resident and employee safety
Lease Compliance	2 - Replacement or repair to comply with lease-mandated regulations
Equipment	3 - Replacement of existing equipment (e.g., ovens, refrigerators, pumps, carts, turf equipment)
Course	4 - Replacement or repair to golf course & range (e.g., tee leveling, irrigation, course drainage)
Building	5 - Replacement or repair to buildings (e.g., lighting & electrical, plumbing, doors)
Comfort	6 - Replacement or repair that impacts operations (e.g., HVAC systems, roofing, parking lots)
Competitive Response	7 - Improvement solely necessitated by nearby competitive influence
Aesthetics	8 - Replacement or repair that enhances the property (e.g., painting, carpeting, signage)
Revenue Producing	9 - Replacement, repair or expansion that is completed primarily to increase revenue and profits
Insurance	10 - Replacement or repair with insurance-related implications

Payson Golf Construction LLC

Bear Valley Springs - Oak Tree Golf Course Bunker Renovation

29541 Rolling Oak Dr, Tehachapi, CA 93561

Proposal Date: August 28, 2026

ITEMIZED PROPOSAL

Item	Unit	Qty	Unit Price	Extended Price
Mobilization	EA	1	$40,000.00	$40,000.00
Bunker Renovation - Shaping, Bunker Sand & Pea Gravel (No Capillary)	SF	45,572	$9.00	$410,148.00
4" Double-Wall Perforated Drainage Pipe	LF	1,500	$23.00	$34,500.00
4" Double-Wall Solid Drainage Pipe	LF	1,500	$23.00	$34,500.00
Sump (4' x 4' x 4')	EA	20	$300.00	$6,000.00
Sod Allowance - Material & Installation	LS	1	$24,000.00	$24,000.00

Bunker Renovation + Mobilization	**$450,148.00**
Drainage	**$75,000.00**
Sod Allowance	**$24,000.00**
ESTIMATED PROJECT TOTAL	**$549,148.00**

SCOPE / CLARIFICATIONS

- Pricing is based on a maximum total existing bunker area of 45,572 SF.
- Bunker work includes bunker sand and pea gravel materials and installation, with minor shaping only to maintain the existing bunker footprint and general configuration. Major redesign, expansion, relocation, or additional bunker area is not included.
- Drainage pricing is based on the quoted quantities and approximately 60 LF of drainage per 1,000 SF of bunker area, including 4' x 4' x 4' sumps.
- No wire mesh, irrigation work, or Capillary Concrete / Capillary liner system is included.
- Sod is carried as a $24,000 allowance for material and installation associated with the bunker renovation. Work exceeding the allowance requires approval.
- All spoils, removed materials, and excess aggregates will be disposed of or stockpiled on site at a location directed by the Owner/Client. Off-site hauling and disposal are not included.
- Pricing assumes reasonable site access for equipment, material deliveries, staging, and stockpiling.
- Rock excavation, unsuitable subgrade, unknown utilities, and unforeseen subsurface conditions are excluded and will be addressed as additional work if encountered.
- Unit prices govern. Work outside the stated scope or quantities will require authorization and may result in additional cost.
- Proposal pricing is valid for 30 days from the proposal date.

ACCEPTANCE

Accepted By: _____ Title: _____

Signature: _____ Date: _____

BEAR VALLEY SPRINGS ASSOCIATION
29541 Rolling Oak Drive
Tehachapi, CA 93561
Tel: (661) 821-5537

REQUESTFORPROJECTAPPROVAL

To: Bear Valley Community Services
District 28999 South Lower Valley
Road Tehachapi, CA 93561-7460

Date: 08/28/2026 **BVSA Project Name: Golf Course Bunker Sand and Drainage Replacement/ Repair**

Bear Valley Springs Association (BVSA) requests the approval of Bear Valley Community Services District (CSD) for the Common Area/Community Facility project/work (Project) described below):

Brief Description of Project:

The Golf Course bunkers have not been upgraded with new drainage and sand in 15 years. The bunkers have lost their shape, the drainage has collapsed and the sand has been contaminated with dirt and needs to be replaced. The scope of the project will be to reshape the bunkers, replace the sand and add new drainage and sod around the bunkers as needed so the golf course is playable.

BVSA believes the Project is: Ordinary/routine maintenance and repair

Based on available information BVSA provides the following Project information:
Anticipated Project Commencement Date: Based on mobilization of Company and Schedule

Anticipated Project Completion Date: : Based on mobilization of Company and Schedule

Project: **Will not** require building permit(s) from Kem County, California

Project: **Will not** require compliance with Americans with Disabilities Act

Project: **Is not** subject to California Environmental Quality Act (CEQA)

Project: **Does not** require Environmental Health Permit.

Project: **Does not require** approval of the Environmental Control Committee

Project start and completion dates are urgent because: **Safety and huge discount in the form of a grant from the company.**

If CSD disagrees with any of the project criteria listed/described above, please advise BVSA in writing at CSD's earliest possible opportunity. BVSA requests approval of this project to ensure that all the asphalt has been restored prior to this winter.

Submitted By: _____

Don Ciota, CMCA, AMS-General Manager/ COO

CSD RESPONSE:

☒ Project Approved ☐ Project Disapproved ☐ Additional Information Requested

Approved By: _____
(sign)

Print Name: Beverli Marshall Date: 10/13/26

Payson Golf Construction LLC

Bear Valley Springs - Oak Tree Golf Course Bunker Renovation
29541 Rolling Oak Dr, Tehachapi, CA 93561
Proposal Date: August 28, 2026

ITEMIZED PROPOSAL

Item	Unit	Qty	Unit Price	Extended Price
Mobilization	EA	1	$40,000.00	$40,000.00
Bunker Renovation - Shaping, Bunker Sand & Pea Gravel (No Capillary)	SF	45,572	$9.00	$410,148.00
4" Double-Wall Perforated Drainage Pipe	LF	1,500	$23.00	$34,500.00
4" Double-Wall Solid Drainage Pipe	LF	1,500	$23.00	$34,500.00
Sump (4' x 4' x 4')	EA	20	$300.00	$6,000.00
Sod Allowance - Material & Installation	LS	1	$24,000.00	$24,000.00

Bunker Renovation + Mobilization	$450,148.00
Drainage	$75,000.00
Sod Allowance	$24,000.00
ESTIMATED PROJECT TOTAL	**$549,148.00**

SCOPE / CLARIFICATIONS

- Pricing is based on a maximum total existing bunker area of 45,572 SF.
- Bunker work includes bunker sand and pea gravel materials and installation, with minor shaping only to maintain the existing bunker footprint and general configuration. Major redesign, expansion, relocation, or additional bunker area is not included.
- Drainage pricing is based on the quoted quantities and approximately 60 LF of drainage per 1,000 SF of bunker area, including 4' x 4' x 4' sumps.
- No wire mesh, irrigation work, or Capillary Concrete / Capillary liner system is included.
- Sod is carried as a $24,000 allowance for material and installation associated with the bunker renovation. Work exceeding the allowance requires approval.
- All spoils, removed materials, and excess aggregates will be disposed of or stockpiled on site at a location directed by the Owner/Client. Off-site hauling and disposal are not included.
- Pricing assumes reasonable site access for equipment, material deliveries, staging, and stockpiling.
- Rock excavation, unsuitable subgrade, unknown utilities, and unforeseen subsurface conditions are excluded and will be addressed as additional work if encountered.
- Unit prices govern. Work outside the stated scope or quantities will require authorization and may result in additional cost.
- Proposal pricing is valid for 30 days from the proposal date.

ACCEPTANCE

Accepted By: _____ Title: _____

Signature: _____ Date: _____


BV Condos Maintenance
Bear Valley Condo Association
Coral Springs Ln




Bear Valley Condo Association
Sycamore Canyon Trail




Shoreline Ct




Pinedale Dr


Shoreline


Meadow Dr


Pinedale Dr


Four Island Lake (Gated Community)


Four Island Lake (Gated Community)
Pinedale Dr





Pebble Beach Ln

Poodle Patch Dr





* * * Please Fill Out the Blue Boxes Only * * *

Bear Valley Springs Association

CER Project Approval

I. This form is submitted for the purpose of starting a Capital Improvement Project. See Project Manager for additional information.

Department Name:	BVSA	Dept. #:	20	Date:	08/24/26
Submitted By:	Don Ciota	Project Manager:	IGM/ Stephen Schrepfer		
Project Name/ # :	**2026-703 Bunker Reconstruction**			Priority Category	4

II. Describe the project and why it must be done:

Complete renovation of 36 fairway and greenside bunkers. The scope of the project is to remove all contaminated dirt and old drainage. Reconstruct/ shape bunkers, add drainage with a sump and new sand. Each bunker will need to be re-sodded after shaping is complete.

III. COST ANALYSIS Please provide details on all project costs: equipment, architectural, designer & engineer fees, construction, FF&E, BVSA labor allocation, entitlements, permits, project management fees & expenses, etc.

	ITEM	COST
1	Mobilization, Bunker Shaping and Sand for 36 fairway and greenside bunkers	$344,004.00
2	Drainage	$75,000.00
3	Sod	$24,000.00
4		$0.00
5		$0.00
6		$0.00
	Sub Total	$443,004.00
	Freight	$0.00
	TOTAL COST	$443,004.00

IV. This Project is Funded by: (select one)

	Contingency Fund	X	Additional Funds Required
X	Annual Reserve Fund		Operating Expense
	Emergency CIP		Other

V. Approvals

	(Name and Signature)	(Date)
General Manager		8/26/26
President		8/26/26
Treasurer/ CFO		8/26/26

Recommendation for Approval: To approve complete renovation of 36 fairway and greenside bunkers not to exceed $443,004.00

KEY FOR PROJECT CATEGORIES & PRIORITY NUMBERS

Priority Category	Priority #/ Description
Safety	1 - Replacement or repair necessary to maintain resident and employee safety
Lease Compliance	2 - Replacement or repair to comply with lease-mandated regulations
Equipment	3 - Replacement of existing equipment (e.g., ovens, refrigerators, pumps, carts, turf equipment)
Course	4 - Replacement or repair to golf course & range (e.g., tee leveling, irrigation, course drainage)
Building	5 - Replacement or repair to buildings (e.g., lighting & electrical, plumbing, doors)
Comfort	6 - Replacement or repair that impacts operations (e.g., HVAC systems, roofing, parking lots)
Competitive Response	7 - Improvement solely necessitated by nearby competitive influence
Aesthetics	8 - Replacement or repair that enhances the property (e.g., painting, carpeting, signage)
Revenue Producing	9 - Replacement, repair or expansion that is completed primarily to increase revenue and profits
Insurance	10 - Replacement or repair with insurance-related implications



Payson Golf Construction LLC 3/17/2026

Oaktree Bunkers Project

Items	Unit	Price	Qty	Extended price
Mobilzation	EA	$ 25,000.00	1	$ 25,000.00
Shaping Bunkers (Not including Capillary)	SF	$ 7.00	45,572	$ 319,004.00
			Estimated Total	***$ 344,004.00***
Additional option items				
4" Drainage 4" Double wall perforated pipe	LF	$ 23.00	1,500	$ 34,500.00
				$ -
4" Drainage Double wall solid pipe	Lf	$ 23.00	1,500	$ 34,500.00
Sump (4'x4')	EA	$ 300.00	20	$ 6,000.00
			Total	***$ 75,000.00***

* * * Please Fill Out the Blue Boxes Only * * *

Bear Valley Springs Association

CER Project Approval

I. This form is submitted for the purpose of starting a Capital Improvement Project. See Project Manager for additional information.

Department Name:	BVSA	Dept. #:	11- Maiont.	Date:	11/13/26
Submitted By:	Don Ciota	Project Manager:	Casey Meadows		
Project Name/ # :	**2026-1860 Equipment Attachment Allowance**			Priority Category	1

II. Describe the project and why it must be done:

The main plow blade we use to remove snow is non fuctional andf cannot be repaired. We need to purchase a new to maintain the parking lots and driveways during snow storms in the winter. The budget for Equipment attachment allowance is $45,000.

III. COST ANALYSIS Please provide details on all project costs: equipment, architectural, designer & engineer fees, construction, FF&E, BVSA labor allocation, entitlements, permits, project management fees & expenses, etc.

	ITEM	COST
1	Snow Plow Blade and Equipment	$10,150.00
2		$0.00
3		$0.00
4		$0.00
5		$0.00
6		$0.00
	Sub Total	$10,150.00
	Tax	$721.88
	TOTAL COST	$10,871.88

IV. This Project is Funded by: (select one)

	Contingency Fund		Additional Funds Required
X	Annual Reserve Fund		Operating Expense
	Emergency CIP		Sinking Fund Allocation

V. Approvals

	(Name and Signature)	(Date)
General Manager		
President		
Treasurer/ CFO		

Recommendation for Approval: To approve replacement of the primary snow plow blade and equipmet to exceed $10,871.88.

KEY FOR PROJECT CATEGORIES & PRIORITY NUMBERS

Priority Category	Priority #/ Description
Safety	1 - Replacement or repair necessary to maintain resident and employee safety
Lease Compliance	2 - Replacement or repair to comply with lease-mandated regulations
Equipment	3 - Replacement of existing equipment (e.g., ovens, refrigerators, pumps, carts, turf equipment)
Course	4 - Replacement or repair to golf course & range (e.g., tee leveling, irrigation, course drainage)
Building	5 - Replacement or repair to buildings (e.g., lighting & electrical, plumbing, doors)
Comfort	6 - Replacement or repair that impacts operations (e.g., HVAC systems, roofing, parking lots)
Competitive Response	7 - Improvement solely necessitated by nearby competitive influence
Aesthetics	8 - Replacement or repair that enhances the property (e.g., painting, carpeting, signage)
Revenue Producing	9 - Replacement, repair or expansion that is completed primarily to increase revenue and profits
Insurance	10 - Replacement or repair with insurance-related implications

BN Plow Sales And Service
PO Box 2384
Running Springs, CA
92382-2384 USA
bneld@hotmail.com

Estimate

ADDRESS	SHIP TO		
BVSA	BVSA	**ESTIMATE #**	1384
Casey	Casey	**DATE**	11/01/2026
		EXPIRATION DATE	12/01/2026

SALES REP
Brandon Neldner

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
41670	PKG: LP SOS E73 7.5-9.0 LED	1	7,500.00	7,500.00T
09403	MB LP 9.0 STEEL LOT PRO	1	2,400.00	2,400.00T
17189	MTG FORD F250-550 08+ PLUS	1	850.00	850.00T
23054	SOS TRAILER PLUG EXT. 27'	1	100.00	100.00T
Discount	Discount including slight fading on Moldboard		-2,100.00	-2,100.00T
Labor	On Site Installation / Removal of existing plow mount	1	800.00	800.00
Freight	Freight / Delivery Estimate	1	600.00	600.00
	Estimate Valid for 30 days			0.00
	Estimate for 2008 Ford F350			0.00
	Includes everything needed for operation and installation			

SUBTOTAL	10,150.00
TAX	721.88
TOTAL	**$10,871.88**

Accepted By

Accepted Date

Comp #: 1860 Equip/Attachments - Allowance **Quantity: Assorted Pieces**
Location: Maintenance Yard
Funded?: Yes.
History:
Comments: This component is an allowance for miscellaneous equipment/attachments.



Useful Life:
2 years

Remaining Life:
1 years

Best Case: $ 40,000 Worst Case: $ 50,000

Cost Source: Estimate Provided by Client

Comp #: 1861 Bendpak Auto Lift - Replace **Quantity: (1) Unit**
Location: Maintenance Yard
Funded?: Yes.
History: .
Comments: Funding has been provided for eventual replacement.



Useful Life:
15 years

Remaining Life:
1 years

Best Case: $ 3,000 Worst Case: $ 5,000

Cost Source: Reserve Allowance

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1845	Kubota L5060 Tractor - Replace	15	9	$37,000
1845	Kubota L6702 - Replace	10	3	$48,000
1845	Kubota MX5000 Tractor - Replace	15	9	$10,000
1850	Jacobsen Eclipse - Replace	5	1	$48,000
1850	Jacobsen Eclipse - Replace	5	1	$48,000
1850	Jacobsen LF570 Fairway - Replace	15	9	$55,000
1850	Ventrac Mower - Replace	8	2	$42,500
1850	Ventrac Mower - Replace	8	2	$42,500
1851	Toro Aerator - Replace	15	8	$30,000
1852	Perc Gopher - Replace	15	2	$10,250
1852	Perc Gopher - Replace	15	2	$10,250
1853	Turfco Blower - Replace	10	2	$8,000
1854	Baroness Mower - Replace	15	2	$25,000
1854	Baroness Mower - Replace	15	2	$25,000
1855	Jacobsen Verticutters - Replace	8	1	$7,500
1856	Jacobsen Harvester - Replace	15	7	$25,000
1857	Dakota Top Dresser - Replace	15	1	$18,000
1858	Progressive Rough Unit - Replace	15	1	$20,000
1859	Vertiquake Slicer - Replace	15	1	$18,000
1860	Equip/Attachments - Allowance	2	1	$45,000
1861	Bendpak Auto Lift - Replace	15	1	$4,000
1862	Trailer - Replace	15	1	$8,250
1862	Trailer - Replace	15	1	$8,250
1862	Trailer - Replace	15	1	$8,250
1863	Kohler Transfer Pump - Replace	10	8	$14,000
1864	JLG Lift - Replace	15	2	$8,500
1865	Water Buffalo - Replace	15	2	$10,000
1865	Water Buffalo - Replace	15	2	$10,000
	Parks, Fields & Shooting Range			
102	Asphalt Trails - Replace	30	0	$75,000
102	Trails - Maintain	1	0	$10,000
111	Deck/Rail - Replace	25	11	$2,500
201	Asphalt - Reconst. (4-Island)	30	3	$146,000
201	Asphalt - Reconst. (Cub Lake)	30	6	$140,500
201	Asphalt - Reconst. (Range)	30	1	$25,200
202	Asphalt - Rep./Reseal (4-Island)	5	0	$14,550
202	Asphalt - Rep./Reseal (Cub Lake)	5	0	$14,050
300	3' Hoop Nets/(14)Equip - Replace	7	6	$11,000
300	Aluminum Boat - Replace	7	1	$4,500
300	Davit - Replace	7	6	$3,500
300	John Boat/Trailer - Replace	7	1	$2,500
300	MS5 Sonde - Replace	7	3	$6,000