

**MINUTES OF A REGULAR MEETING OF  
BIG BEAR MUNICIPAL WATER DISTRICT  
HELD ON THURSDAY, MARCH 20, 2025**

**1. OPEN SESSION**

President Brewster opened the regularly scheduled Board meeting at 1:00 PM at the Big Bear Municipal Water District located at 40524 Lakeview Drive, Big Bear Lake, CA 92315 on Thursday March 20, 2025.

**BOARD MEMBERS PRESENT:**

Steve Ludecke, Director  
Bob Rehfuss, Director  
Craig Brewster, President  
Mark Lee, Director  
Tom Bradford, Vice President

**2. PLEDGE OF ALLEGIANCE**

Craig Brewster

**3. PUBLIC FORUM**

Daniel Gulbranson shared that he thinks there is a problem with the City, they cannot keep a schedule, but you all (MWD Board) always have your meetings. They cancel it for no reason and then have special meetings when no one can attend. Grizzly reported about the hospital and everything going on over there just because they can't do anything correctly. They are not open about anything, no transparency. Spending a ton to make a ton of money for themselves. Everyone is raising their rates.

**4. REPORTS**

A. Jared Cheek, General Manager, reported on the couple storm events we had. Back on the 11th Directors and managers attended the sexual harassment prevention training, we also had an all staff about injury and illness prevention. Big Bear Watermaster meeting and an Operations committee meeting, Marina Task Force. The job walk for the West Ramp Parking Lot had to be cancelled because of continued weather so they are doing independent job walks so we will see the bids next Friday.

B. Mike Stephenson, Chief Operations Officer, reported where the lake will end up, it looks like we are about where we are going to stay coming into season. We would need 18,151-acre ft to fill. With all the rain data, we will have about 2,200 acre ft sitting in the snow. About 75% of that is already gone. About 600-acre feet would get us to 6ft. This snow was just really dry, only about 1 and 3/8 inch fell into the lake. Director Rehfuss asked about much to match last year? Mr. Stephenson said about another two inches of precipitation.

C. President Brewster reported attending the Big Bear Watermaster meeting and an Operations committee meeting. Mr. Cheek reported that staff are working on the annual watermaster report, Conservation District is going to have a new representative in the near future. Marina Task Force meeting had a presentation by our Lake Ops Manager and gave any updates we had going into the season. The Boater's Card is a big point, it's now for all operators regardless of age. Most marinas

were represented there and it was another good meeting. Director Reh fuss really hopes that what is happening in spirit is really happening and it's great and genuine, so thank you for being attentive and caring about this everyone.

Jeff Cooper speaks for Pleasure Point Marina on how easy it is to talk to Drew and they can ask him anything. Loren Hafen of Holloways Marina said the relationship between marinas and BBMWD is better than ever and even relationships between marinas is better than ever too with helping everyone added Jeff Cooper.

## **5. CONSENT CALENDAR**

- A. Minutes of a Regular Meeting on March 6, 2025.
- B. Minutes of a Special Meeting on March 11, 2025.
- C. Warrant List dated 3/17/2025 in the amount of \$11,727.36.
- D. Stephenson Employment Contract Time Extension.
- E. Proposal from Mile High Equipment for dirt removal at illegal fill site APN 304-091-20 not to exceed \$5,650.

### **Discussion:**

Director Ludecke requested to pull item E, the quote to removal illegal fill.

With a motion made by Director Ludecke, and seconded by Vice President Bradford, the consent calendar, with the removal of item E, was approved unanimously:

AYES: Ludecke, Reh fuss, Brewster, Lee, Bradford

NO: -

ABSTAIN: -

## **6. BUSINESS**

- A. General Manager to present moving forward with merging property lines through lot line adjustment to simplify District's property boundaries.

### **Discussion:**

Mr. Cheek started his presentation, which is information only, to show the board what we are thinking for our future capital projects. Our property has many different APNs and the lot lines are everywhere. So we would like to simplify the lots before moving forward with anything. It make sense to realign everything and turn it into three parcels instead of several. The vacant lot would be one, this main building and the jetty would be another, and the property where Big Bear Marina is would be another parcel. This would not change anything in their lease. Director Ludecke asked if this changed anything for liability as far as the marina? Mr. Cheek explained this would not change anything, they are still leasing out the land from the District. This does not add or remove any land for the District, this is strictly a reorganization and simplification of our property parcels. We are not buying or selling.

Director Ludecke wanted to clarify that we are not making any decisions today, but we will have surveys done in the future, correct? Mr. Cheek confirmed there will be surveys and legal descriptions made which you will see proposal for when the time comes. Vice President Bradford asked why we don't make it one instead of the three? Mr. Cheek said he would look into it. President Brewster asked if we can make ours one and the marina lease property another? Director Ludecke asked if we're going to go out for bids and legal descriptions and survey and permitting fees. That was confirmed. Vice President Bradford asked if we

need to pay for sewage standby fees. Mr. Cheek said he would look into it. Director Rehfuss would like to see a comparison of splitting the lots into three or combining everything into one.

Larry Cooke, resident of Big Bear, asked who owns the bottom of the lake? Mr. Cheek said MWD does. Mr. Cooke asked if we are losing any lake acreage? Mr. Cheek confirmed, we are not.

No vote needed at this time, information only.

## 7. ITEMS REMOVED FROM CONSENT CALENDAR

- 5E. Proposal from Mile High Equipment for dirt removal at illegal fill site APN 304-091-20 not to exceed \$5,650.

### Discussion:

Director Ludecke wanted to pull this quote regarding sand removal for more explanation on the subject. Mr. Cheek explained there is a property on the north shore that has brought in sand below the highwater line. Since July of last year, we have been in contact with them and they continued to spread the sand despite saying they would remediate the situation. Director Ludecke continued, so we will be passing that cost to the homeowner, correct? Mr. Cheek confirmed we are going to charge the owner and we can use the county facility road to access the shore for the removal. Mile High Equipment is about a half a day of labor and they are ready to go. Director Brewster asked, if approved today, they can start immediately? Vice President Bradford asked if this is all on District property? Confirmed. Counsel Lemieux reviewed our admin code, and this is a pretty basic situation, very similar to city code violation, if they refuse to remediate, the agency has the right to remediate the issue and we can recover the cost and can apply a lien to the property to recover the funds if they refuse to pay. President Brewster asked if they refuse, what would be the legal cost? Director Ludecke suggested just putting the lien on the house, that would be the best route and cheapest. Counsel Lemieux explained this is straight forward with what is placed within the admin code. Director Ludecke asked if we can send them a bill for your time looking into this? Counsel Lemieux said yes, after the abatement has been completed. Director Ludecke asked if we got other bids? Mr. Cheek confirmed, the other bid was about \$10K. Director Rehfuss asked if there are any other issues around the lake like this? Mr. Cheek confirmed, yes we do see other issues around the lake but they are pretty responsive in getting back into compliance. Vice President Bradford asked if these folks ever asked us before about placing sand, correct? Mr. Stephenson explained we would not approve a net loss in storage of the water in the US.

Mr. Gulbranson explained he was glad that you are getting other bids before moving forward. The City Manager just did \$25K worth of work without any contract bidding or anything at Pongs. He appreciates the fact we go out for multiple bids regardless of how small the amount is.

With a motion made by Director Ludecke, and seconded by Vice President Bradford, the quote not to exceed \$5,650 from Mile High Equipment to remove illegally placed fill and be reimbursed to the District by the homeowner was approved unanimously:

AYES: Ludecke, Rehfuss, Brewster, Lee, Bradford

NO: -

ABSTAIN: -

Counsel Lemieux asked if there were any comments on the closed session items before moving out of open session. Hearing none, President Brewster closed the open session at 1:47PM.

**8. CLOSED SESSION:**

A. CONFERENCE WITH LEGAL COUNSEL: ANTICIPATED LITIGATION (§ 54956.9(b)):  
One Case

B. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION:  
Case No.: CIVSB2100204

President Brewster reconvened to open session at 2:56 PM.

Report out of closed session, Counsel Lemieux gave the report, the Board met on two items, the first was conference with legal counsel anticipated litigation (§ 54956.9(b)): one case, the Board President appointed an Ad Hoc committee assigned to Director Rehfluss and President Brewster. The second item was conference with legal counsel, existing litigation Case No.: CIVSB2100204, the Board took no reportable action, this concludes legal report on closed session items.

**9. ANNOUNCEMENTS**

Mr. Cheek announced he and Mike Schermer will be out of the office attending an employee law workshop next Thursday.

**10. DIRECTOR COMMENTS**

Director Rehfluss really likes the new magazine's format, small changes have made a difference.

**11. ADJOURN**

There being no further business, the meeting was adjourned at 2:58 PM.

**DATE AND TIME OF NEXT MEETING**

Date: April 3, 2025  
Location: 40524 Lakeview Drive  
Big Bear Lake, CA 92315  
Time: 1:00 PM



Brittany Lamson, Assistant General Manager  
Secretary to the Board of Directors of  
Big Bear Municipal Water District

[SEAL]