



# Big Bear Municipal Water District

## Lake Management

### Board of Directors

Steve Ludecke – Division 1  
Bob Rehfuß – Division 2  
Craig Brewster – Division 3  
Mark Lee – Division 4  
Tom Bradford – Division 5

### Operations Committee Meeting Minutes January 14, 2026

**Present:** Director Lee  
Director Rehfuß  
Jared Cheek, General Manager  
Elsa Donoho, Board Secretary

**Public:** Aaron Davies (Dock 211 Owner), Jack and Elaine Alewyn (Dock 212A Owner(s), Appellant), Matt and John Hartwig (Dock 212 Owner(s))

1. **Introduction** – 2:04 PM
  - a. Introductions were made among staff, committee members, and property owners.
  - b. Jared Cheek explained this special meeting of the Operations Committee has convened to hear the appeal the General Manager’s decision regarding dock configuration ruling for properties 212 and 212A.
2. **Background**
  - a. Jared stated that all parties were a part of a multi-party dock.
  - b. Jared noted that the dock resolution governing multi-party docks is 2024-2, Section K.
  - c. It was stated that the current dock configuration involves three properties sharing one dock.
3. **Property Owner Requests**
  - a. Aaron Davies (211) stated his intent to remove himself from the multi-party dock and has applied for a single-party dock.
  - b. Hartwig parties (212 and 212A) stated their intent to become a two-party dock if the three-party configuration is dissolved. They would like a variance considered such that they can have a 2-slip “U” shaped dock.
4. **Easements**
  - a. Rehfuß asked what agreement existed between the parties.
    - i. Elaine Alewyn stated there is no written agreement; when the parties originally moved in, the dock was configured as a three-slip dock and was assumed to be shared.
    - ii. A 10ft easement exists for 212 and 212A to have lake access.
      1. Alewyn Hartwig provided documentation for the record.
5. **Aaron Davies**
  - a. Stated he is the new owner of 211 and has applied for a single-party dock.
  - b. He referenced Resolution 2024-02 and stated he paid approximately \$3,000 in fees.
6. **Staff Clarification**
  - a. Elaine Alewyn stated the original dock was out of conformance with current regulations.
    - i. It was noted the dock dates back to the 1990s.
  - b. Discussion occurred regarding how the dock became out of conformance over time.
    - i. Director Rehfuß stated that dock conditions change over time and that staff does its best to track changes.

- ii. He stated it is not reasonable to have full-time dock enforcement staff without significantly raising fees.
- iii. Reh fuss stated that the current nonconformance has now been brought to staff's attention.
- iv. Reh fuss stated that Aaron Davies has the legal right to apply for a single-party dock.

**7. Alewyn & Hartwig Parties Safety and Dock Configuration Concerns**

- a. Jack Alewyn stated that both parties, dock 212 and 212A, would like to apply for a two-slip dock variance to the current resolution for safety and dock placement reasons.
  - i. He stated they cannot safely use a T-dock or side-tie configuration.
  - ii. He stated their location is in an exposed area of the lake.
  - iii. He stated they understand and are attempting to comply with District rules.

**8. Dock Location, High Water Line, and Ordinance Discussion**

- a. Reh fuss asked clarifying questions regarding ramp location and dock placement.
- b. Reh fuss reviewed and marked up a drone image showing the high-water line.
- c. Reh fuss stated the District cannot rely on handshake agreements.
- d. He stated dock resolutions exist to regulate lake-wide use without prioritizing individual dock owners.
- e. He stated that the Board's role is to facilitate recreation and wildlife protection on an open public lake.

**9. Variance**

- a. Reh fuss stated he was unsure whether a variance could be granted under the ordinance.
- b. He stated that in past cases the Board has adhered to the resolutions as written.
- c. Elaine Hartwig stated that the Administrative Code allows the Board to grant variances.
- d. Elaine Hartwig stated there was a fatality at their dock several years ago.

**10. Easement Issues**

- a. It was clarified that the issue is not based on financial investment by any party.
- b. The Alewyn parties stated they do not object to Aaron Davies' dock application but believe a two-slip dock would be safer for the now 2-party docks.
- c. The easement width was stated to be ten feet along the edge of the property.
- d. Reh fuss asked clarifying questions regarding where the dock would be placed.

**11. Ramp Removal**

- a. Aaron Davies stated his intention to place his dock in the same location and remove the ramp.
- b. Objections were raised regarding the ramp due to the easement location.
- c. Jared Cheek clarified that easement issues are civil matters and outside District jurisdiction.

**12. Additional Ordinance and Compliance Issues**

- a. Reh fuss stated there may be additional ordinance violations visible in photographs provided by appellants.
- b. Reh fuss stated he would like to review what dock configurations are permitted for neighboring properties.
- c. Staff reviewed an aerial map showing neighboring lakefront docks and frontage.

**13. Aaron Davies - Additional Statements**

- a. Aaron Davies stated he purchased the property in November 2024 and spent significant time reviewing District policies and resolutions.
- b. He stated he consulted neighbors beginning in August regarding his intentions.
- c. He stated he does not intend to deny anyone access they are legally entitled to.

- d. He stated his intent in purchasing the property was to have a lake view.

#### **14. Additional Statements from Alewyn and Hartwig Parties**

- a. Both parties stated that a two-slip dock would not materially change the view from neighboring properties.
- b. Safety concerns were reiterated, including insufficient space to safely board and cover boats on weekends.

#### **15. Clarification**

- a. Jared Cheek clarified that the purpose of the meeting was to hear the appeal related to a two-slip dock request.

#### **16. Deliberation**

- a. Rehfluss stated he could not lean one way or another at this time.
  - i. He stated additional review of ordinance history and intent is needed.
  - ii. Elaine Hartwig stated that the title references a shared dock privilege, not a specific dock type.
  - iii. Rehfluss stated uniform application of the ordinance is necessary and that “one size fits all” exists for enforcement reasons.
- b. Rehfluss stated granting a variance could result in widespread variance requests.
- c. Rehfluss stated that safety incidents on the lake are a primary District concern, as the District is the primary responder.

#### **17. Grandfathering and Ordinance History**

- a. Hartwig parties asked whether a three-slip dock could continue if Aaron Davies did not pursue a separate dock.
- b. Jared Cheek clarified the grandfathering provisions and stated that ownership changes trigger conformance.
- c. Jared Cheek read from Resolution 2024-02 regarding three-owner dock configurations.
  - i. This has not changed since Resolution 2008-04
- d. Rehfluss stated he has not encountered this specific situation before and acknowledged it is unique.

#### **18. Next Steps**

- a. Directors Rehfluss and Lee stated he is not offering a variance at this time.
- b. Rehfluss requested that the parties communicate with neighboring owners to see if a mutually agreeable solution is possible.
  - i. Jared Cheek stated staff is unsure whether such options would be allowable under the ordinance and will review.
- c. Jared clarified that easements are not under District jurisdiction and the meeting is limited to the dock appeal.

#### **19. Committee Action**

- a. Committee directed staff to forward the appeal to the full Board at the next meeting scheduled on February 5 at 1 PM for consideration and input.
  - i. Aaron Davies requested consideration by February 5 due to planning for the upcoming season. It has been stressful for him to deal with this issue.
    - 1. He asked whether a conclusive decision would be made.
    - 2. Rehfluss stated he could not provide a timeline and that the Board requires time for discussion.

#### **20. Adjournment**

- a. Meeting adjourned at 3:12 PM.