

**Minutes of the Broken Arrow Civic Improvement Association  
Annual Meeting Minutes  
Sunday, October 27, 2024**

The meeting, held via Zoom, was called to order by President Rob Adams at approximately 4:39 PM.

**Approval of 2023 Minutes**

Cass Smith made a motion to approve the 2023 minutes. Dave Soto seconded the motion. The vote to approve the 2023 minutes was unanimous.

**Treasurer Report**

Jodi Sansone presented the BACIA bank statement and reported that there is \$2,844 in the BACIA account.

Ed Cutler made a motion to approve the Treasurer Report. Vidor Friedman seconded the motion. The vote to approve the Treasurer Report was unanimous.

**BACIA Annual Meeting 2024 Treasurer Report**

Beginning Balance	\$2,947
Dues Additions	\$1,250
Corporate Commission Fee	-\$10
Website Hosting	-\$143
Notary Fees	-\$240
Legal Fees	-\$870
Coconino County Records Filing	-\$90
Ending Balance	\$2,844

**Firewise Landscaping**

Dave Soto presented best practices for reducing fire hazards by creating defensible space and minimizing fuel for potential wildfires on our lots. We discussed clearing flammable debris from yards, especially around homes. We agreed to hold a special neighborhood meeting on firewise landscaping during the first quarter of 2025.

**OHV Traffic in Broken Arrow/Speed Limit Reduction on Morgan Road**

Carl Jackson led a discussion about the efforts to reduce the negative impacts of OHV traffic on Morgan Road and on the Broken Arrow trail. Carl updated the group on the dual speed limit for OHVs on Morgan Road (15 mph for OHVs/25 mph all other vehicles) that was approved by the Sedona City Counsel. He also addressed the US Forest Service plan to upgrade the Broken Arrow trailhead parking lot, and efforts to continue pursuing a permitted-gate system for the trail.

**Son Silver West Settlement Compliance**

Karen Farmer led a brief discussion regarding the 2022 settlement with Son Silver West to comply with parking and property uses on their lots on Highway 179. She urged vigilance to ensure Son Silver West continues to comply. It was agreed to post the settlement agreement on the BACIA website.

### Short-Term Rentals Within Broken Arrow

Rob Adams informed the meeting participants that a formal complaint has been filed against a short-term rental operator in Broken Arrow by a group of individual lot owners, as permitted by the Broken Arrow deed restrictions. He reinforced that the BACIA takes no role in filing the litigation.

### Dues Increase for 2025

The group discussed increasing the association dues from \$50 per lot to \$100 per lot, starting in 2025. The largest on-going expenditure for the BACIA is Directors and Officers liability insurance for board members, which costs approximately \$900 per year. The individual directors have been covering the cost of this insurance for the past 5 years.

Vidor Friedman made a motion to approve the increase. Ed Cutler seconded the motion. The vote to approve the increase was unanimous.

### Election of Officers

The following members accepted nominations to serve on the 2025 Board. Vidor Friedman made a motion to approve the nominations. Carl Jackson seconded the motion. Approval by members was unanimous.

President	Rob Adams
Treasurer/Secretary	Jodi Sansone
Director at Large	Judy Reddington
Director at Large	Vidor Friedman
Director at Large	Ed Cutler
Director at Large	Gary Linden
Director at Large	Karen Farmer

### Members Attending via Zoom:

Rob Adams	Christine Adames
Ed Cutler	Karen Cutler
Gary Linden	Cass Smith
Judy Reddington	Andrea Smith
Vidor Friedman	Marty Shanks
Dave Soto	Jack Montgomery
Jodi Sansone	Carl Jackson
Karen Farmer	Swetha Chalasani
Jennifer Raddatz	Claus Raddatz
Bob Mukenschnabl	Tamara Mukenschnabl
Mike Daddeo	Mike McCall

### Members Represented via Proxy

Diana Bernstein	Dan and Tiffany Monroe
Bill and Pat Ellis	Mike and Deb Reed
Jesse and Deena Franco	

The meeting was adjourned by President Rob Adams at approximately 5:30 PM.