**BVIA REGULAR MONTHLY MEETING MINUTES**

**FEBRUARY 1, 2025**

**BEAVER VALLEY COMMUNITY CENTER**

1. **Call to Order**

President Bill Campbell called the meeting to order at 10:00 a.m.

1. **Establishment of Quorum**

A quorum was established. Directors present: President Bill Campbell and Secretary Lois Johnson. Directors at Large present: Wil Santora, Dan Newman, and Rick Regnier. Directors absent: Mark Hallett and Treasurer Sarah Linkey.

1. **Minutes of Last Regular Meeting (January 4, 2025)**

The minutes of the meeting of January 4, 2025, were properly posted and were moved to file.

1. **Treasurer’s Report – Sarah Linkey**

President Bill Campbell gave a financial update in the absence of Treasurer Sarah Linkey. The financial reports for December were reviewed and accepted. The financials for January were not available as of the date of this meeting. President Campbell stated the HOA should come in under budget at the end of the current fiscal year and close to meeting the anticipated reserve. The December report has been posted to the website and the report was moved to file.

1. **Building Plans**

There were no building plans to review and discuss.

1. **Project Tasks**
2. **Firewise**

Rick Lovdahl, Firewise Coordinator, gave an update on Firewise. He stated the collection of branches will continue; he will stake out an area at the community center where branches can be collected, and notice will be given to the community. Water Wheel Fire Department has agreed to do the burning, which will potentially be done in March or April.

1. **Roads, Grounds and Culverts**

President Campbell stated three homeowners have equipped their off-road vehicles with blades and are ready to perform snow removal if the snow finally comes. He also stated he is going to start getting chip sealing bids to submit to the Board.

1. **Old Business**
2. **Fans**

Director Dan Newman presented a bid in the amount of $1,000.00 to purchase two 96-inch fans for installation in the community center and stated labor for installation would be approximately $1,000.00. President Campbell stated the entire project would not exceed $2,200.00. Director Dan Newman made a motion that the Board authorize the expenditure of $2,200.00 to purchase two 96-inch fans and labor for installation of the fans in the community Center; Director Rick Regnier seconded the motion; and the motion was passed unanimously by all directors present.

1. **Thermostat**

President Campbell stated he will do some further research on installation of a thermostat in the community center and get back with the Board.

1. **New Business**
2. **Community Center Rental**

President Campbell stated inquiry had been made to the Board concerning possible rental of the Community Center by a local chapter of the Eastern Star. The proposed use would be for two Mondays a month from approximately 6:00 to 9:00 p.m. Eastern Star does have its own liability insurance. The use possibly will drop to once a month in the near future. President Campbell stated the Board would need to discuss this with the PDS and the item would be put on the March agenda for further discussion and possible vote.

1. **2025-26 Budget**

President Campbell stated he would have a more formal budget available for review and consideration at the next meeting.

1. **2025 Dues**

Discussion was held concerning raising the dues and what the dues are used for. The majority of the funds brought in through dues is applied to road maintenance. President Campbell is going to obtain a hard estimate for paving which hopefully will help homeowners understand the cost of paving. Director Lois Johnson made a motion that the Board approve a 20% increase per lot in annual dues for the new fiscal year; Director Wil Santora seconded the motion; and the motion was passed unanimously by all directors present.

1. **Member Comments**

Ann Stoppa made inquiry as to whether or not Board member reporting had been done in December, and President Campbell stated that, under the advice of counsel, the reporting requirements had been met.

Cheryl Welty agreed to provide a written notice, to be placed in the Beaver Valley Bulletin, setting forth the requirements and the problems which insurance companies look at in considering issuing a policy of homeowners insurance on properties in Beaver Valley.

1. **Next Meeting March 1, 2025 at 10:00 a.m.**

President Campbell stated the next meeting will be held on Saturday, March 1, 2025 at 10:00 a.m. Director Wil Santora moved that this meeting be adjourned; Director Rick Regnier seconded the motion; and the motion as passed unanimously by all directors present. The meeting was adjourned at 11:40 a.m.