**BVIA REGULAR MONTHLY MEETING MINUTES**

**SEPTEMER 7, 2024**

**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, Treasurer Sarah Linkey, and Secretary Lois Johnson; Directors at Large Mark Hallett, Wil Santora, and Dan Newman. Directors absent: Vice President Rick Lovdahl, Rick Hatch, and Rick Regnier.

1. **Minutes of Last Regular Meeting (August, 2024)**

The minutes of the regular meeting of August 3, 2024 were properly posted to the website and were moved to file.

1. **Treasurer’s Report**

Treasurer Sarah Linkey gave a summary of the current financial report which has been posted to the website and was moved to file.

1. **Building Plans**

There were no building plans to review and discuss.

1. **Project Tasks**

There were no project tasks to discuss.

1. **Roads, Grounds and Culverts**
2. **Bids and Options**

President Bill Campbell stated he has received two bids for the ditches and culverts as nine sites in Beaver Valley. Both bids were expensive and in excess of the $14,000 allocated in the current year budget. President Campbell stated it may be necessary to proceed with these nine sites on a piecemeal basis. Alternative suggestions made were to seek a third bid; inquire of the Water Wheel Fire Department would “blow-out” the culverts; and seeking volunteers to assist with cleaning out the ditches. To date two culverts have been placed – one on the Hogue property and one on Manny Rangel’s property.

1. **Old Business**
2. **Tower**

President Bill Campbell reported that the previously placement of a cell tower in Beaver Valley has fallen through. This tower is now possibly going to be placed in Freedom Acres and may be provide better cell phone service to Beaver Valley. Further information is in the September issue of the Beaver Valley Bulletin. At some time in the future the Board will need to address the issue of whether or not to proceed with abandonment of the subject road.

1. **Easement on Sleepy Hollow**
2. Followup letter required?

President Bill Campbell reported he informed homeowner Copeland that the Board had approved installation of a wooden fence on his property at the September meeting, and during their discussion Mr. Copeland agreed to granting an additional 6” to the existing HOA easement. This will assure the easement is wide enough to use. The HOA Board will monitor use of this easement in the future to avoid further problems. President Campbell will send a letter to Mr. Copeland documenting this.

1. Request to install gate on both ends

Homeowner Carl Anthony, whose property adjoins the Copeland property, has requested that gates be installed on both ends of this easement. He has purchased the necessary materials and will install the gates if approved. Director Wil Santora recommended representatives of the Board meet with Carl at the property and view the easement before a vote is held.

1. **New Business**
2. **Enforcement of condition of properties**

President Campbell stated the Board is receiving more complaints regarding properties that are “obnoxious to the eyes”, which is the language the CC&Rs use to describe derelict properties. President Campbell stated the HOA Board has no weight behind it to deal with these properties. Gila County has a complaint form which can be submitted to the County and the County will then investigate the situation. The question now before the Board is should the complaining homeowner submit the complaint or should the Board?

Director Mark Hallett made a motion that President Campbell draft a letter to send to the violating homeowner giving them thirty days to correct the situation; if the situation is not remedied within that timeframe then it will be up to the complaining homeowner to submit the proper form to Gila County (which form will be provided by the HOA Board); this motion was seconded by Treasurer Sarah Linkey; and the motion was passed unanimously by all Directors present.

1. **Franchise Agreement for BVWC**

President Campbell stated he recently there was a Franchise Agreement entered into between Gila County and the Beaver Valley Water Company in 2021. A copy of this Agreement will be posted on the BVHOA website. Enforcement of this agreement and dealing with any violations are the responsibility of the parties; BVHOA does not play any role in this agreement. President Campbell stated this information was being provided for informational purposes only.

1. **Member Comment**

Stephanie Shishko Homyak inquired as to who has access to the community center; President Campbell stated all homeowners do and due to increasing issues the possibility of installing cameras is being considered. Diane Hallett asked if Airbnb guests are being provided with the code; Director Santora responded the issues are coming mainly from residents.

Jo Throckmorton asked if there was a plan to remove the fallen tree branches on Sleepy Hollow; President Campbell responded there is.

Marsha Wente stated she is encouraged to see the community coming together and stated lets continue to “be kind to one another.”

1. **Next Meeting – October 5, 2024**

President Campbell stated the next meeting will be October 5, 2024 at 10:00 a.m.

Director Mark Hallett made a motion that the meeting be adjourned; this motion was seconded by Director Wil Santora; and the motion was passed unanimously by all Directors present. The meeting was adjourned at 11:02 a.m.