

BOARD MEETING

August 4, 2026

ATTENDING: [Rick Regnier](#), Bill Campbell, [Audrey Hogue](#), [Marty Frantz](#), [Jimmy Ludtke](#), and Karen Ho-Ching. [Sarah Linkey](#) and Sheila Vaughn were excused.

WELCOME - Bill Campbell welcomed everyone in attendance and on Zoom. The July meeting was canceled because quorum was not met. The June minutes were previously distributed to the board and no changes were suggested at this meeting and will be filed accordingly.

TREASURER'S REPORT: Sarah was not in attendance, but according to the current financials, we are within budget.

RECEIVABLES - are at \$12,500. People are making contact about their overdue amounts. \$11,500 of that amount are 90+ days overdue. Accounts for 6 individuals are over \$1,500 each..

BUILDING PLANS: No plans for approval presented

FIREWISE: We will start accepting branches and cuttings in the middle of October after Beaver Valley Days. Rick Lovdahl will post the signs and mark in the field where to dump.

ROADS/CULVERTS: Bid for road repair will be ready in the next week.

DITCHES: We have received 3 bids to dig our ditches. Bill and Marty have been researching and soliciting bids. Of the 3 bids submitted, the Jimmy Ludtke proposal was the best. Karen made a motion to accept Jimmy's bid and seconded by Audrey. Jimmy recused himself before the remainder of the board took a vote. It was approved unanimously.

(Before the vote, there was an extensive discussion on whether we could accept Jimmy's bid due to him being on the board.

a)Review of BVIA ByLaws and ARS statute concerning board members being awarded contracts

1) BVIA Bylaws Article 3 Section 8 Compensation No Director shall receive compensation for any services he my render to the Associatiion. However, any Director may be reimbursed for his or her actual expenses incurred in the performance of his or her duty

2) 33-1811. Board of directors; contracts; conflict If any contract, decision or other action for compensation taken by or on behalf of the board of directors would benefit any member of the board of directors or any person who is a parent, grandparent, spouse, child or sibling of a member of the board of directors or a parent or spouse of any of those persons, that member of the board of directors shall declare a conflict of interest for that issue. The member shall declare the conflict in an open meeting of the board before the board discusses or takes action on that issue and that member may then vote on that issue. Any contract entered into in violation of this section is void and unenforceable.

Based on the state statute, the board decided to accept Jimmy's bid since it was the best available by far. If there are any complaints by BVIA members, since the BVIA Bylaws are in fact more stringent, Mr. Ludtke said he would be willing to step down.

OLD BUSINESS:

WATER COMPANY: Marty Frantz presented a comprehensive overview of his meetings with Michael Almsted, owner of the BVWC. The initial offer was to have the DWID pay \$5000 per month for the next 25 years (\$1.5 million). This initial offer was rejected and further negotiations are on hold for now.

FUTURE AGENDA ITEMS - from Audrey. Why do we charge so much for a Disclosure Fee? The HOA doesn't even get the money!

NEXT MEETING: TBD

Audrey motioned to adjourn the meeting and Jimmy seconded it.