**BVIA Annual Board Meeting Minutes**

**Saturday, June 6, 2020**

**1:00 p.m.**

1. **Call To Order**

Meeting called to order at 1:00 p.m. by Mark Mexal, President. Mark prefaced the meeting by requesting a remembrance of those community members that have been lost to us during the past year, including Bing and Carole Brown, former BVFD Chief, Terry Johnson, Lucy Kieft and Maydean Stacey. Mark also requested an acknowledgement of appreciation for all volunteer “contributors” (Past and present board members, pothole fillers, playground maintenance workers, special event volunteers, Firewise volunteers, etc.) that have served to improve Beaver Valley Estates for all residents.

1. **Establishment of Quorum**

A quorum was established. Present were: Mark Mexal, Ann Stoppa, Mark Hallett, Wil Santora, Roger Kreimeyer, Gary Labute, Jim Wigert and Dan Newman. Absent: newly elected board member Steve Nord.

1. **Introduction of Board Members**

All Board members present rose to introduce themselves to the annual meeting attendees. Mark asked that all Board members introduce themselves, how long they have been residents, and how long they have been on the Board.

1. **Minutes of 2019 Annual Meeting**

2019 Annual Meeting minutes were distributed. Upon motion made and seconded, the Minutes were accepted as submitted. Neighbor, Patrick Jenkins raised a Point of Order to object to the necessity of waiting a full year to review the minutes of the Annual meeting. Wil Santora explained that in accordance with precedent (and Robert’s Rules of Order), monthly meeting minutes are reviewed at the next following monthly meeting, whereas annual meeting minutes are reviewed at the next following annual meeting. Vice-President, Roger Kreimeyer, to accommodate the desire for a more timely review of the annual meeting minutes, moved to review the annual meeting minutes at both the next monthly meeting AND at the next annual meeting. His motion was seconded and approved by the Board.

1. **Treasury Report**

Treasurer, Ann Stoppa submitted the BVIA Profit and Loss statement (April 2019 – March 2020) and the Balance Sheet as of March 31, 2020. Neighbor, John Corella questioned the need for paying legal fees to collect HOA annual dues. Ann and Wil attempted to explain the process involved in collecting unpaid annual dues, noting that every effort is made to work with those people suffering financial difficulties, requiring additional time or incremental payments, etc. Legal action to collect is taken only in those cases where property owners fail or refuse to pay annual dues and fail or refuse to contact the Board regarding extenuating circumstances. Ann explained that legal restrictions prohibit publishing the names of property owners and amount of unpaid dues owed by those same property owners (i.e. Aging Summary).

Ann advised members present that she is seeking a local bookkeeper to assume the bookkeeping duties for BVIA. The least expensive bid received to date is $60.00 per hour (estimated $20,000.00 per year). At Mark’s request, John Corella, agreed to work together with Ann to facilitate the transition from volunteer bookkeeping services to paid local bookkeeping service.

After a lengthy discussion regarding the treasury and problems getting neighbors to volunteer, member Patrick Jenkins suggested we investigate hiring a management company. The Board agreed to explore options towards hiring a management company.

Member Patrick Jenkins reported the community coke machine had taken in $1,065.00, gross, during the past year.

1. **Community Center Ownership Dispute Update**

Mark passed out limited copies of a summation of the latest communication received from the office of Tony S. Cullum, PLLC (the attorney engaged by the HOA Board to represent the HOA in the property ownership dispute). A complete copy of the communication is posted on the community website (BVESTATES1.COM) and is available to all interested residents. Neighbor, Margaret White, read from and passed out copies of a letter to homeowners detailing her concerns over lack of Board action to submit the question of leasing the community center to Mike Armstead to a vote of the community. Mark also passed out a compilation of answers received from Arizona Corporation Commission (ACC) and Arizona Department of Environmental Quality (ADEQ) in response to claims made at a previous monthly Board Meeting that $38,000,000.00 in Federal funds had been available to Beaver Valley Estates for infrastructure and riparian improvements but were subsequently awarded to another Arizona community due to BVIA interference. According to the information received from the ACC and ADEQ, the statement regarding the supposed $38,000,000.00 was factually incorrect.

A lengthy, contentious discussion ensued regarding (a) legal ownership of the community center, (b) the legal right of the HOA Board to deed the property in question to the Beaver Valley Fire Department, (c) the legality of the Waterwheel Fire and Medical District deeding the property back to the BVIA, and (d) the appropriateness of taking the entire issue to court rather than attempting to “mediate” the dispute directly with Mr. Armstead. Mark reported that a Mediation date of August 07, 2020 has been agreed to by opposing attorneys and that if mediation efforts fail, the issue will be settled in court.

Mark invited Water Wheel Fire & Medical Fire Chief, Ron Sattelmaier to speak to the gathering in reference to the ownership history of the former fire station, the recent transfer of ownership to BVIA and the fire department’s past property line location dispute with Beaver Valley Water Company that contributed to the fire department’s abandonment of the station. The Chief attempted to enlighten the crowd about the facts regarding past interactions between the fire department and Beaver Valley Water Company, but it appeared to fall on deaf ears.

Treasurer Ann Stoppa explained that, contrary to a claim highlighted in Mrs. White”s letter of concerns, the HOA Board is not suing the BVWC for anything but is rather, in accordance with the Board’s legal responsibility, attempting to defend HOA property from an illegal taking by BVWC owner, Mike Armstead.

Mr. Corella repeated his previous suggestion that the HOA Board invite Mike Armstead to the next monthly meeting. Mark explained that we will continue to follow the advice of our attorney but that he (Mark) would pass Mr. Corella’s suggestion on to the Board and to our attorney for consideration.

1. **BVIA WATER WELL PERMIT APPLICATION INFORMATION**

Mark reported that the application for permit to drill a well on HOA property (to potentially serve the community center, playground and common area and provide emergency use by the Water Wheel Fire & Medical Department, has been approved by Gila County, although no decision or approval have been made regarding drilling the well.

1. **ELECTION OF OFFICERS**

A vote was held to appoint the Officers for the 2020 year. A motion was made to elect Mark Mexal President. The motion was approved unanimously. A motion was made to nominate Roger Kriemeyer Vice President. The motion was approved unanimously. A motion was made to nominate Ann Stoppa as “interim” Treasurer until an audit was completed. The motion was approved unanimously. A motion was made to nominate Wil Santora as Secretary. The motion was approved unanimously.

1. **Adjournment**

A motion to adjourn was made and seconded, and the meeting adjourned at 2:30 p.m.