**BVIA REGULAR MONTHLY MEETING MINUTES**

**OCTOBER 5, 2024**

**BEAVER VALLEY COMMUNITY CENTER**

1. **Call to Order**

Acting President Wil Santora called the meeting to order at 10:00 a.m.

1. **Establishment of Quorum**

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

1. **Minutes of Last Regular Meeting (September 7, 2024)**

The minutes of the regular meeting of September 7, 2024 were properly posted to the website and were moved to file.

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

The Treasurer’s report has been posted to the website and the report was moved to file. Acting President Wil Santora reported that he and President Bill Campbell had not been able to schedule a meeting with PDF to discuss how to proceed against homeowners who are delinquent in payment of annual dues. It is anticipated this meeting will be scheduled prior to the next meeting.

1. **Building Plans**
2. **280 Sleepy Hollow – Storage Unit**

Acting President Wil Santora reported a request for approval of building a storage unit on the property at 280 Sleepy Hollow has been received. Director Mark Hallett made a motion that the plan for a 3-car garage received from the homeowner at 280 Sleepy Hollow be approved contingent upon the Board receiving proof of approval by Gila County; Director Sarah Linkey seconded this motion; and the motion was passed unanimously by all Directors present.

1. **Project Tasks**

There were no project tasks to be reviewed.

1. **Roads, Grounds and Culverts**
2. **Alan Ray is helping with some of the ditches. Looking for people experienced in driving tractors**

Acting President Santora reported some of the potholes have recently been filled, some of the work being done by homeowners. Alan Ray has cleaned out some of the culverts, but additional work remains to be done. Mr. Ray is seeking help and especially anyone who has experience in operating a tractor or backhoe. It has been suggested the rental of a backhoe may be necessary to accomplish some of the remaining work.

1. **Old Business**
2. **Easement on Sleepy Hollow**

Acting President Santora reported at the last meeting Carl Anthony had requested the Board approve installation of gates on both ends to the easement which lies between his property and 280 Sleepy Hollow. Members of the Board have gone out to the subject property and viewed the easement area. Director Lois Johnson made a motion that the Board does not approve installation of gates on both ends of the easement between 280 Sleepy Hollow and the Anthony property; Director Dan Newman seconded the motion; Director Sarah Linkey abstained from the vote and the motion was passed by a vote of 5 to 1.

1. **Review form letters for violations**
2. **Trash**
3. **Home Business**

Acting President reported President Bill Campbell had not been able to provide prior to this meeting suggested letters for use in addressing violations so this matter was tabled until the next meeting.

1. **New Business**

Director Dan Newman suggested the Board consider installing several commercial type fans in the community center. Director Mark Hallett made a motion that Director Dan Newman research the possibility and cost of placing commercial type fans in the court area of the community center and make a report at the next meeting; Director Sarah Linkey seconded this motion; and the motion was passed unanimously by all Directors present.

1. **Member Comment**

Richard Kaiser inquired as to what the white markings being placed throughout the community are for; Acting President Santora stated the Board had not done this, but it was believed these were done by the Beaver Valley Water Company.

1. **Next Meeting**

The next meeting will be Saturday, November 2, 2024 at 10:00 a.m.

1. **Adjournment**

Director Mark Hallett made a motion that the meeting be adjourned; this motion was seconded by Director Dan Newman; and the motion was passed unanimously by all Directors present. The meeting was adjourned at 10:33 a.m.