

BVIA BOARD MEETING MINUTES

May 6, 2026

Beaver Valley Community Center

1. Call to Order - President Bill Campbell called the meeting to order
2. Quorum Present: Sheila on Zoom and Rick Regnier absent
3. Treasurer Report:
 1. \$168,697.78 Bank Balance
 2. \$ 61,832.78 Reserves
 3. \$ 86,401.59 April Income
 4. \$ 3,706.00 April Expenses
 5. \$ 7,966.00 Delinquent Accounts over 90 days
 6. \$ 29,404.00 Total Delinquent Accounts
4. Minutes for March Board were amended and filed
5. Building Plans - None
6. Firewise - The last activity had a fire truck and everything burned in 20 minutes.
7. Roads and Ground - We have new potholes. We still have \$12,000 for ditches and \$50,000 for paving. Community question about using vinyl strips for speed bumps.
8. Old Business:

CRR: Bill met with the attorney and we do not have to do a complete rewrite of the CRR. His opinion is based on the following bylaw

In the Bylaws

Article V Powers.

Section 1 The board shall have the power to:

- a. adopt and publish rules and regulation governing the use of the common area and the **personal conduct of the members and their guests in relation to matters of Association business**, and to establish penalties for the infraction thereof

This section give the board to create rules and regulations.

The committee will work to clean up the CRR's and update the Policy and Procedures.

9 New Business

Foreclosures

MOTION - ID# 14546 - made by Sarah Linkey and seconded by Jimmy Ludtke. Property Owner for #14546 has listed their house for sale. They will be notified by personal delivery of UPS or Fed Ex that the attorney will hold the foreclosure for 120 days after the date of their delivery notice. If their account is not taken care of by that time, foreclosure proceedings will begin.

MOTION -ID#12481 and 14545 - made by Audry Hogue and seconded by Sarah Linkey. A letter from the attorney for Properties #12481 and #14545, with a Hardship letter included instructing the homeowners to contact the attorney within 30 days or the attorney will proceed with the foreclosure on those properties.

Motion approved unanimously

Accounting firm change

MOTION: Audrey made the motion and Jimmy seconded it to change our tax reporting accounting agency from Butler Hanson to Peter Sarata.

Motion Approved unanimously

Audrey made a motion to adjourn which was seconded by Karen.. Our next meeting will be determined later.