



William Campbell &lt;wm.o.campbell@gmail.com&gt;

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## July Minutes

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**Karen Ho-Ching** <karen@hochings.com>

Tue, Jul 22, 2025 at 8:51 AM

To: William Campbell <BVIABillC@gmail.com>, Audrey Hogue <audreyhogue@outlook.com>, Rick Regnier <reg2355@gmail.com>, Jimmy Ludtke <jamesludtke@gmail.com>, Lois Johnson <lois.v.johnson@gmail.com>, Sarah Linkey <sarahellen77@gmail.com>, Dano Newman <dano97b70@gmail.com>

### **BVIA MEETING MINUTES JULY 8, 2025, 6:30 P.M. Beaver Valley Community Center**

#### I. Call to Order

President Bill Campbell called the meeting to order at 6:30 p.m. The meeting was also sent out via Zoom. President Bill Campbell sent out 130 emails inviting the community to join by Zoom.

II. Full Quorum Present. Board member Sarah Linkey was excused.

III. Minutes of the June 7, 2025 were presented, accepted and moved to file.

#### IV. Treasurer's Report

In the absence of Treasurer Sarah Linkey, President Bill Campbell presented the financial report. With no changes, the report was filed.

#### V. Non-payment of HOA Dues

Pre-foreclosure letters have been sent to 2 homeowners. There have been complaints from several residents who did not receive their statements. Bill Campbell followed up with PDS on this. The problem may stem from statements being sent to the property address and not the mailing address. PDS will research this further.

#### VI. Project Tasks

We are taking measures to improve our Firewise score. These include offering the community a service to trim the trees in their easement along the road and contracting with a company to mulch and chip the cut trees.

The motion was made by Audrey Hogue to begin trimming trees September 13th in Unit 1 and allowing residents there to put out their brush by the road on that day to be picked up for removal. The other Units will follow. The Motion was seconded by Karen Ho-Ching and passed unanimously.

#### VII. Roads, Grounds and Culverts

The paving company has us on schedule with an additional bid for repair work.

#### VIII. Community Center Roof

Motion was made by Jimmy Ludtke to accept the Delta Roofing bid of \$1,500 to repair the roof as soon as possible before the Monsoon rains. The Motion was seconded by Audrey Hogue.

#### IX. Old Business

Bill Campbell will follow up on the dog park. He will have a sign made and posted advising dog owners to lease their dogs or take them out when there are children present. He will research further how to divide the park equitably for dogs and children.

Murer Electric is waiting for payment but they have failed to provide a W-9. We will pay the statement when we receive it.

#### X. Updating CRR

Audrey Hogue volunteered to be the chairman of the revision committee. The rest of the Board members agreed to assist her. The legal department of PDS charges \$400 per hour to review and do rewrites. It is estimated about \$6,000 to \$8,000 for a complete rewrite.

We need the ability to set up fine structures and enforcement. We also want to address VRBO and AirBNB. There are approximately 367 lots in Beaver Valley with 235 services. About 45% of the lots are full-time residents.

#### XI. Member Comments

Dog Park - There is no water in the park area. Dogs need enough room to run.

CRR - Please have a simple explanation of each regulation for the average person before the legal details.

#### XII. Adjournment

Motion was made by Audrey and seconded by Rick Regnier. The next meeting will be Tuesday, August 5, 2025 at 6:30. Secretary Karen Ho-Ching will participate via Zoom as she will be at grandson's Air Force Graduation.

A motion to adjourn was made by Audrey and seconded by Rick.