



June Minutes

1 message

Karen Ho-Ching <karen@hochings.com> Fri, Jun 27, 2025 at 3:37 PM
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Hello fellow Board Members! Here are the June Minutes. Please advise me if there are any corrections. Karen

BVIA MEETING MINUTES
JUNE 7, 2025 at 10:00 a.m.
Beaver Valley Community Center

I. Call to Order

President Bill Campbell called the meeting to order at 10:00 a.m. This was our first Zoom meeting.

II. Full Quorum Present

III. Minutes of the May 3, 2025 were presented, accepted and moved to file.

IV. Treasurer’s Report

Treasurer Sarah Linkey presented the financial report. With no changes, the report was filed.

V. Non-payment of HOA Dues

Notice of foreclosure had been sent to 3 homeowners. After the initial attorney letter, one homeowner brought their account up to date

Also brought up in the discussion was the complaint that members were not receiving their annual dues statements. Bill will work with PDS to see if there is an issue.

VI. Project Tasks

Firewise - The brush pile was disposed of. We will discuss different options to dispose of the brush in the future.

VII. Roads, Grounds and Culverts

Bill received bids from two of the three companies which he requested proposals from.

SCI submitted a bid for \$27,364.00 plus tax

Mid State Asphalt submitted a bid for \$38,927.00 plus tax

The area not included in the bid was for the Welty's street which is Beaver Flat Way. We are holding off because they are adding onto their home and bringing in new water and power lines and will be digging along the road.

Audrey made a motion to approve \$48,000 for the road with the bid being awarded to State Constructors. The motion was seconded by Karen and the motion passed unanimously.

VIII. Easement to the River

The board agreed to allow Carl to install non-locking gates for access to the river on Sleepy Hallow.

IX. Old Business

Bill got two bids for the roof of the community center. One was \$1,300 and the other \$1,500. It was tabled until the next meeting.

X. Dog Run in the Park

Chain link fencing was estimated at \$850 for parts and \$25 for a sign requesting homeowners to keep their dogs in the dog park when children are present. \$800 is allocated for landscaping and maintenance. We will see if the auxiliary can help with the project. More discussion will be held at the next meeting.

XI. New Business

Jimmy brought up the water treatment plant. A DWID meeting will be held today. The Board can only make short term leases. There will be follow-up discussion at the next meeting.

XII. We will email the Zoom link to those members who have provided their email address. It will also be posted in the July newsletter.

XIII. Updating CCRs

We will form a committee to review CCR regulations.

The next meeting will be held on Tuesday evening, July 8th at 6:30. We will email the Zoom link to homeowners.

X. Adjournment:

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