

BVIA 2025 ANNUAL MEETING MINUTES
APRIL 12, 2025 at 1:00 p.m.
Beaver Valley Community Center

I. Call to Order

President Bill Campbell called the meeting to order at 1:00 p.m.

II. Election Results

President Bill Campbell 170 ballots had been returned, and only 2 were unsigned and therefore deemed not valid. He stated there were four openings on the Board and the following individuals had each received a sufficient number of votes and were elected for the indicated number of years:

Rick Regnier	3 years (re-elected)
Audrey Hogue	3 years
Jimmy Ludtke	3 years
Karen Ho-Ching	2 years

III. Board Member Introductions

President Campbell introduced Jimmy Ludtke as a new member of the Board. Audrey Hogue and Karen Ho-Ching were not present at this meeting.

IV. Establishment of Quorum

Present were: President Bill Campbell and Secretary Lois Johnson; Directors at Large Jimmy Ludtke, Dan Newman, and Rick Regnier. Treasurer/Director Sarah Linkey was absent, as well as Directors at Large Audrey Hogue and Karen Ho-Ching. President Campbell stated a quorum was established and the meeting would proceed.

V. Election of Officers

Secretary/Director Lois Johnson nominated Bill Campbell to continue as president; director Dan Newman seconded the motion; and the nomination was unanimously approved by all directors present.

President Bill Campbell nominated Rick Regnier to serve as vice president; director Dan Newman seconded the motion; and the nomination was unanimously approved by all directors present.

President Bill Campbell nominated Sarah Linkey to continue as treasurer; director Dan Newman seconded the motion; and the nomination was unanimously approved by all directors present.

President Bill Campbell nominated Karen Ho-Ching to serve as secretary; director Jimmy Ludtke seconded the motion; and the nomination was unanimously approved by all directors present.

VI. Minutes of 2024 Annual Meeting

The minutes of the 2024 annual meeting were properly posted and were moved to file.

VII. Annual Treasurer’s Report

President Bill Campbell, in the absence of Treasurer Sarah Linkey, provided an overview of the financial report prepared by PDS. The financial report was received for filing and a copy posted on the community website for member review.

VIII. BVIA Financial Review

President Bill Campbell reported that after several years of being economical in all areas, the HOA is currently in good financial shape. The amount of \$50,000.00 has been designated for roads and the amount of \$14,000.00 for culverts. A bid is being sought for repair of the community center roof.

IX. Project Updates

President Bill Campbell stated road work would be planned once the weather is warmer. Member Cherri Welty stated she and her husband have purchased grass seed for the community park. Member Steve King stated he is working on scheduling a work day for the community and they need volunteers.

X. Member Comments

Guest Speaker – Cris Lecher, Fire Chief, WWFD gave a report on the current status of WWFD. Chief Lecher stated the fire district is doing great; there meetings are on the fourth Thursday of the month and open to the public; the fire department is prepared to burn the brush pile outside the community center at such time as enough moisture has been received that will make it safe to do so, otherwise arrangements will need to be made to haul the brush to the fire pit.

Questions were raised concerning placement of a weather vane at the bottom of Sleepy Hollow. It was explained that this was placed by APS. It was also reported that on April 24th APS is scheduling intermittent shut off times.

Marsha Wentz gave a short overview of the activities planned for the Easter celebration set for Saturday, April 19th.

Member Paul Fonferko inquired as to the status of delinquent annual dues. President Campbell stated at last month’s executive session the Board had agreed to start foreclosure proceedings on any account that is more than \$1,000 delinquent, of which there are three homeowners.

XI. Adjournment

Member Marsha Wentz moved that the meeting be adjourned; director Rick Regnier seconded the motion; and the motion was passed unanimously by all directors present. The next monthly meeting of the Board of Directors will be May 3, 2025 at 10:00 a.m. This meeting was adjourned.

