**Draft Minutes Unapproved**

**BVIA Regular Monthly Meeting Minutes**

**August 07, 2021**

**Beaver Valley Community Center**

1. **Call to Order**

President Mark Mexal called the meeting to order at 10:00 AM.

1. **Establishment of Quorum**

A Quorum was established. Members present: Mark Mexal, Ann Stoppa, Bill Campbell, Mark Hallett, Dan Newman, Rick Lovdahl, Gail Bellinger.

1. **Minutes of Last Regular Meeting (July 10, 2021)**

Gail Bellinger motioned to accept the minutes of the July meeting as presented. Mark Hallett seconded the motion and the motion was approved unanimously.

1. **Legal Update**

Mark Mexal reported that a court hearing scheduled for July had been rescheduled for September 22nd. Purpose of the hearing is to present oral arguments for a summary judgement for dismissal of the legal dispute between BVIA and BVWC. Mark noted that an appeal is likely should the judgement for dismissal be approved.

Bill Campbell presented an update on the complaint filed by Dan Belt with the Arizona Department of Real Estate (ADRE) against BVIA regarding Mr. Belt’s access to ballots from the most recent annual election. Member Debbie Hoffman questioned the involvement of ADRE, and Bill advised that it is ADRE’s responsibility to deal with legal issues involving HOAs. Bill noted that a hearing on the matter is scheduled for September 10, 2021, and that, as an HOA, we will be required to have legal representation at the hearing. He reported that Mr. Belt, as an individual, is not required to have legal representation. Bill stated that he will continue attempting to avoid the necessity for the hearing by finding a solution that satisfies Mr. Belt while maintaining the privacy of our community members’ personal information.

Ann Stoppa read a paragraph from the BVIA “Association Policy and Procedure,” dated July 2004, affirming the intent of ballot handling procedure to “maintain the secrecy of the ballot.”

1. **Water Wheel Fire & Medical District**

Water Wheel Fire and Medical District (WWFMD) Chief, Ron Sattelmaier, presented an oral history of the formation of the Beaver Valley Fire Department and the subsequent consolidation of BVFD and Whispering Pines Fire Department as WWFMD. He described the actual circumstances of the the transfer of the fire department building from BVIA to BVFD to WWFMD to BVIA. Chief Sattelmaier stated the purpose of his presentation was to counter and rebut misinformation, rumors and false allegations circulating in the community pertaining to these matters.

The Chief further advised that two new AEDs had been emplaced within the community (one at the tennis courts and one across the river on Verde Circle). He further offered instruction on the use of the device to anyone interested in receiving it. Member, Diane Hallett suggested a class be conducted immediately following the next regular monthly Board meeting, Chief Sattelmaier concurred and agreed to arrange the class.

1. **Financials**

In the absence of Treasurer, Sarah Linkey, the financials were summarized by Mark Mexal. He reported total assets of $80,815.00, and dues in arrears of approximately $7,500.00. Ann Stoppa noted the current financial statement. prepared by PDS, has been posted on the HOA website.

1. **Building Plans**

No building plans were submitted.

1. **Correspondence**

Mark Mexal acknowledged receiving numerous calls and emails from residents complaining about the behavior and activities of occupants of rental units within the community. While recognizing the responsible attitude of some local VRBO and AIRB&B owners, Mark noted that some owners make little or no attempt to ensure that their tenants do not disrupt nor destroy the property, peace and lifestyle of their resident neighbors. Mark stated that the Board was attempting to set up a committee to explore ways to alleviate the problem. He invited the participation of Board and community members in this effort. Member, Rick Hatch, noted that one HOA, in another community, had found a means of enacting a “noise ordinance’ enabling a $250.00 fine on violators of the ordinance.

1. **Projects and Tasks**

Mark updated members on the status of the proposed “emergency exit” in unit 2. He noted that we have received final approval from the Archaeologist, working for the Forest Service of our archaeological cultural resource study. He described this as a good first step with much left to be done regarding funding and implementation.

1. **Roads, Grounds and Culverts**

Mark acknowledged and extended appreciation to the community volunteers who purchased cold patch and filled potholes within the community.

Bill Campbell reported that the Board had received a proposal from Tri-City Homeowner/member, Tony Gonzales, to maintain the community park for the price of $60.00 per month plus necessary supplies. During the ensuing discussion, member, Dick Harpster, noted that the community area adjacent to the community center also required maintenance. BVE Auxiliary President, Patty Gonzales, explained that the proposal could be re-negotiated to include that area as well as the park and that the proposal included picking up and disposing of all debris (including dog droppings). Patty noted that watering of the area would be impacted by-stage 2 water restrictions. She further advised that replacing sprinkler heads would be included at the cost of the needed supplies. Mark stated that Bill would coordinate with Tri-City Home to establish the full details of the proposal.

A discussion arose regarding the drilling of a well on community property.

Mark explained that a permit for such a well had been procured and was still in effect, but the Board had not continued the process to drill the well.

During the ensuing discussion, it was noted that the estimated cost of such

A well, including storage tank plus a standpipe for use by the fire department was approximately $20.000.00. Rick Hatch pointed out that water drawn from the community well, if drilled, would not be required to meet drinking water standards.

1. **New Business**

Mark presented an update on the relationship between BVIA and our management company, PDS, explaining that due to actions taken by BVIA member, Dan Belt, PDS has concluded that it was necessary to terminate the contract with BVIA effective 08/31/2021. Responding to overtures by Mark, PDS agreed to consider extending the contract until December 31, 2021, thereby giving BVIA time to make alternate arrangements. Such extension, if approved, would include a $100.00 per month increase in fees. Mark Hallett motioned to request PDS to extend the contract, at the increased monthly fee, through December 31, 2021, and to consider extending the contract until the end of our fiscal year (March 31, 2022). The motion was seconded by Dan Newman and passed unanimously

Bill Campbell noted that we will continue to explore potential options for resolving the issues of concern to Dan Belt.

**12. Auxiliary News**

Mark stated that Gail Bellinger was appointed to be the Board’s liaison with

The BVE Auxiliary to establish a rental agreement for use of the

Community center. Patty Gonzales described hopes and plans for future

Use of the building.

Mark acknowledged the work and achievement of Albert Masterson in renovating the Community Center game room expressing appreciation to all who participated in the project.

1. **Next meeting**

Next regular monthly Board meeting is scheduled for September 11, 2021.

1. **Adjournment**

Upon motion made and seconded the meeting was adjourned at 11:16 AM

Respectfully submitted. Gail Bellinger