**BVIA Regular Monthly Board Meeting Minutes**

August 8, 2020

10AM

1. Call To Order

Meeting called to order at 10AM by President Mark Mexal. Mark prefaced the meeting by acknowledging that due to ongoing concerns of the Corona Virus Pandemic it is asked that all attendees to this meeting wear face coverings and do their best to maintain social distancing. Mark also acknowledged expressed concern about the devolving behavior demonstrated by some attendees during previous meetings and asked that all adhere to some basic rules of civility during the meeting so that the business of the HOA can be conducted in an appropriate manner. These rules include that member comments be reserved for the appropriate time in the agenda, and if a member would like to speak they must stand, speak into the microphone and provide their full name and address and/or unit.

1. Establishment of Quorum

A quorum was established. Present were: Mark Mexal, Roger Kriemeyer, Ann Stoppa, Wil Santora, Gary Labute, Jim Wigert and Dan Newman. Absent: Mark Hallett. Mark shared with those present that Steve Nord had submitted his resignation from the Board and it was accepted.

1. Replacement of Resigned Board Member.

Mark Mexal advised that due to the resignation of Steve Nord, a vacancy needed to be filled and that the agreed process was that the candidate with the next number of votes received would be given the opportunity and that John Corella has accepted and was introduced to the members.

1. Minutes of the March 2020 Regular Meeting and 2020 Annual Meeting Review

Minutes of the last Regular Monthly Meeting and 2020 Annual Meeting of the BVIA were made available to the members. A motion was made to accept, and the minutes were approved as presented unanimously.

1. Legal Update

Mr. Mexal provided a status of events since the last meeting regarding the ongoing property dispute between the HOA and the BVWC. The scheduled mediation that was to be held on 8/7/20 was canceled by the attorneys for the BVWC. The association has been notified that the attorneys for the BVWC have filed a motion to withdraw without consent of their client and no longer represent the BVWC. Mark shared that we have been advised that Mr. Armstead has obtained a new council, who is a homeowner in the community. The next scheduled action is a telephonic hearing between the judge and attorneys representing both parties at the end of August.

Vice President, Roger Kriemeyer, asked for the board to clarify its current position regarding the mediation and Mark shared that we were ready to participate in this legally binding activity but that the opposition chose to cancel. Roger asked about the status of a community “survey” and Mark reminded him that at the Annual Meeting homeowner Mrs. White was asked to put something together for board review, but nothing was presented at this time.

1. Treasurer’s Report

Ann Stoppa walked the members through the most recent financial statements and an overview of the status of delinquent member dues. Ms. Stoppa advised due to current pandemic; no late fees have been added to those newly delinquent.

Board member John Corella asked about the status of an operating budget that he has recommended in the past. Mark advised that we currently do not have an operating budget in place. Mark advised that the foundation of an operating budget was presented during last year’s session but was not completed. Mark and Wil Santora offered to assist John Corella in completing the budget. Mr. Corella agreed to take this on for the board.

A motion was made to accept the financials as presented and approved unanimously.

Ms. Stoppa then engaged the members in a discussion regarding the status of the options being considered to conduct an outside review of the association finances based on prior meeting discussions and repeated recommendations by John Corella prior to joining the board. Ms. Stoppa explained we have (3) types of options available to us:

1. Compilation
2. Review
3. Audit

A discussion was held detailing the differences between the different options and the associated cost for each. Ms. Stoppa expressed that while her opinion was that a compilation or review would meet the standard for our community, the feedback received from members clearly show that anything less than an Audit would be perceived by the community as not meeting their expectations. Members expressed considerable concern with this choice as an Audit was the most expensive option (up to $6K based on the bids received).

A motion was made to have an Audit conducted using the firm that provided the mid-point bid ($2,400 to $3,700). The motion was approved unanimously.

1. Hiring of a Management Company

Mr. Mexal provided an update on the status of finding an independent management company to handle some of the financial duties currently being done by member/volunteers. The need was based on the continued feedback from the members and a significant lack of volunteers willing to take on the work. Mark provided an explanation of the duties this company would provide for example collection of dues and payment of expenses. Mark shared that the one bid received was a standard fee of $400 month plus expenses. A discussion was had with several attendees sharing experiences with other HOA that use management companies and agreed this appeared to be a very reasonable fee for the services provided.

The consensus was that this would increase the baseline operational expenses of the community, but with the feedback from the community about the level of expectation they have about the administration of the community business requires we consider this option.

A motion was made to hire an outside Management Company and was approved unanimously.

1. BVIA Facts vs. Fiction

Mr. Mexal shared with all attendees a document entitled BVIA Facts vs. Fiction as a means to address many of the false and misleading statements circulating in the community and on social media regarding Beaver Valley Estates.

1. Building Plans

No plans were approved since last meeting

1. Projects & Tasks

The Board has obtained Cold Patch to be used by volunteers who would be willing to repair any pot holes on community property roads. It is stored in the 3rd bay of the Community Center and may be accessed by contacting BVIA Board members.

1. 2020 Paving Needs

Mr. Mexal to meet with contractor to see about asphalt patchwork needs. Due to late timing this work may not occur until 2021.

1. River Access & Lot Line Issues

Mr. Mexal shared that there were some concerns about the community property that provides river access to all homeowners and commented that at this time it would not be prudent to engage in expenses to map off these access points but may be done in future if conflict presents itself.

1. New Business

No new business presented

1. Member Comments

Bobbie Bennet shared that a welcoming committee has been created to provide new homeowners to BV important information.

Albert Masterson shared that his efforts to encourage members to switch to a single trash collection service have not been as successful as desired.

Leroy Smith inquired about the recent camping being done on the undeveloped lot at the end of Sleepy Hollow and Buckskin. Mr. Mexal shared that the homeowners were notified that camping was prohibited.

A motion to adjourn was made and approved and the meeting was adjourned at 11:09AM