

BVIA Regular Monthly Meeting Minutes
Saturday, August 6, 2022 10:00 AM
Beaver Valley Community Center

1. Call to order

Call to order by President Bill Campbell 10:00 am

2. Establishment of Quorum

A quorum was established.

Directors in attendance President Bill Campbell, Vice President Rick Lovdahl, Secretary Sydney Gonzales, and Treasure Sarah Linkey. Directors at large: Gail Bellinger, Will Santora, and Mark Hallett.

Absent Directors at large: Ann Stoppa and Mark Mexal.

3. Minutes of Last Regular Meeting (July 9, 2022)

Motion to accept the minutes as written by Director Hallett

Second, Director Santora, all members present voted to accept unanimously.

4. Treasurer's Report -Sarah Linkey

Discussion of 2021 Compilation/Audit.

Total assets: \$50,173.58

Income from dues: \$108

Collections / penalties: Approximately \$220.00

Admin: \$1206.00

Legal: \$156.00

Utilities: \$325.00

Outstanding dues / collections: (Membership dues) \$2556.00 + (collection incomes) \$435.00 + \$1352.50 = (total outstanding) \$4343.50

Member question: Where do we stand with the accounting company?

The current PDS agreement contract is up at the end of year.

5. Building Plans

No new building plans.

6. Correspondence

New email correspondence regarding traffic and speed issues in unit 3. No solutions at this time. Suggested to have speed bumps placed but have had issues in the past with speed bumps.

Request to install solar panels, the board will defer to Gila County for permits and inspections.

Missing sign on Verde circle / Verde dr. Regarding sign repairs no new update on timeline, volunteers are welcome and encouraged to help with sign repair projects.

7 Project Tasks

a) Alternative Emergency Exit -Rick Lovdahl

Review current costs, just over \$2000 for the required gate. Approximately \$13,400 for the construction contractor bid. County will do the first 40 feet from Houston Mesa rd. work has started. Clearing brush from the HOA has started by community volunteers.

Contractor will call Rick on Monday to walk the area and mark trees that absolutely need to be cut down. P.D.S. has set Black Mountain Construction as a vendor for payments. Hope to have the contractor start work in mid August.

Beaver Valley Estates Auxiliary presented BVIA with a check to buy a new gate.

b) Firewise -Rick Lovdahl

Upcoming clearing needs to be done for the emergency exit also part of FireWise.

Thank you to all the volunteers who have helped. There is a little bit more clearing to be done for the fire exit and cleaning up brush as part of FireWise.

Please fill out the FireWise forms either Online or by paper in the FireWise mailbox at the community center. This will help the community to keep its FireWise status.

8. Roads, Grounds and Culverts Bill Campbell

Paving has been completed around the community. A few smaller potholes remain that are planned to be repaired after the monsoon season has ended.

Bill speaks of having an annual contract for continued upkeep on the roads. Mid State contractor is aware of our need to control costs and are actively working with BVIA to bring solutions that fit our budget and needs.

Suggested that if community members like the work done by Mid State to contact them for private work, possibly in time with community projects.

9. Old Business

Beaver Valley Water Company Mediation/Next Steps

Mediation process between BVIA and BVWC ended last Friday July 29th, 2022. Reviewed the appraisal that was posted. BVIA had a meeting with our attorneys and an executive session prior to today's BVIA Regular Monthly Meeting. Our lawyers have an upcoming meeting on Monday August 1st, 2022 to discuss possible next steps. The results of the BVIA executive session was to return to Active status to have finalized judgment and request attorneys fees.

There is an upcoming meeting with the judge to restart the trial.

Motion by Director Bellinger to return to active status on the court's trial calendar. Seconded by Secretary Gonzales, all members present except Director Hallett by recusing himself from as a DWID member voted to accept unanimously, motion carries.

Member questions: Do we still get to have an appraisal? BIVA answer: We will not continue with mediation. This does not stop BVWC and DWID from working on a deal.

High water rate hike: why are the bills so high? BIVA answer: Please contact BVWC for billing questions.

10. New Business

Beaver Valley Estates Auxiliary has partnered with BVIA to combine the domain hosting accounts to help reduce overall costs for both BVEA and BVIA websites.

Member comment: Adding community member contact info. BIVA answer: This is a great suggestion and something we as a community can work towards.

11. Member Comments

No open member comments.

12. Next Meeting - September 10, 2022 at 10:00am

13. Adjournment

Motion by Director Santora, second Director Bellinger, all members present voted to accept unanimously.