**BVIA REGULAR MONTHLY MEETING MINUTES**

**MAY 4, 2024**

**BEAVER VALLEY COMMUNITY CENTER**

1. **Call to Order**

President Bill Campbell called the meeting to order at 10:00 a.m.

1. **Establishment of Quorum**

A quorum was established. Directors present: President Bill Campbell, Treasurer Sarah Linkey, Secretary Lois Johnson; Directors at Large Rick Regnier, Wil Santora, Dan Newman, and Rick Hatch. Directors absent: Mark Hallett and Vice President Rick Lovdahl.

1. **Minutes of Last Regular Meeting (April 2024)**

**Review of Annual Minutes**

The minutes of the regular meeting of April 13, 2024, were properly posted and were moved to file.

The minutes of the annual meeting of April 13, 2024 were reviewed, but will not be voted on until the annual meeting to be held in April, 2025.

1. **Treasurer’s Report**

The Treasurer’s report has been posted to the website and the report was moved to file. Treasurer Sarah Linkey gave a summary of the report for those present.

1. **Building Plans**

**Kathy Cox 180 Sleepy Hollow Garage**

President Bill Campbell provided a copy of the plan for the proposed garage at 180 Sleepy Hollow. The Board was in agreement that as long as Gila County accepts and approves this plan then the Board would also accept it. No further action is required by the Board.

1. **Correspondence**

There was no correspondence to discuss.

1. **Project Tasks**

President Campbell reported it is time to start burning the brush pile collected at the Community Center.

1. **Roads, Grounds and Culverts**

President Bill Campbell stated some paving and patching of potholes has been done, but agreed there are areas where additional work needs to be done. President Campbell stated he would talk to the asphalt company to determine why certain areas were not completely fixed. He is also going to talk to the Gila County about using cold patch.

President Campbell stated work continues on the drainage issue. There are two major issues – Rangel property on Javelina and in Unit 4 in front of the Stephens’ house.

1. **Old Business**

**Update on fencing guidelines – Sarah Linkey**

Discussion was held concerning the possibility of forming an architectural committee, as discussed at the previous meeting. It was agreed that the Board needs to establish what type of community homeowners want Beaver Valley to be before forming an architectural committee which could possibly lead to further restrictions on future development and maintenance of property in Beaver Valley.

After further discussion, it was determined that the Board should focus on fencing guidelines that would control fencing now and into the future. Sarah Linkey suggested see-through fencing 6 to 8 feet in height of chain link or wrought iron. Member Shelby Ralston presented several questions relating to the type of fencing allowed as well as what types of plants would be acceptable in the yard of a homeowner. It was pointed out that the current CC&Rs restrict the type of fencing in the front yard and are not restrictive as to the back yard fencing.

Sarah Linkey agreed to come to the next meeting with a Board suggested guideline for fencing; this would be submitted to the public present at that meeting; and would then be voted on by the Board. Sarah stated she would also like allowance in the guideline for variance requests. Sarah also welcomed any Board member or homeowner to email her (sarahellen7777@gmail.com) with any suggestions regarding this guideline.

1. **New Business**

Member Albert Masterson asked what the Board could do concerning junk vehicles being parked on a lot. Director Wil Santora advised that the county allows one non-operational vehicle to be parked on a lot, but suggested Albert contact the county to see if anything could be done.

1. **Member Comments**

Member Jodi Ray asked if property owned by the HOA is available for public access. President Campbell stated that there are no restrictions in place prohibiting this.

1. **Next Meeting June 1, 2024 at 10:00 a.m.**

The next regular meeting will be Saturday, June 1, 2024, at 10:00 a.m.

1. **Adjournment**

Director Wil Santora made a motion that the meeting be adjourned; this motion was seconded by Director Rick Regnier; and the motion was passed unanimously by all Directors present. The meeting was adjourned at 11:00 a.m.