**BVIA REGULAR MONTHLY MEETING MINUTES**

**FEBRUARY 3, 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, Vice President Rick Lovdahl, Treasurer Rick Regnier, Secretary Lois Johnson; Directors at Large Rick Hatch, Wil Santora, Dan Newman, and Mark Hallett (appearing telephonically). Director absent: Sarah Linkey.

1. **Minutes of Last Regular Meeting (February 2023)**

The minutes of the meeting of February 3, 2024 were properly posted and were moved to file.

1. **Treasurer’s Report**

The Treasurer’s report has been posted to the website and the report was moved to file.

President Campbell stated at the executive session of the HOA Board held prior to this regular meeting the Board voted to turn seriously delinquent HOA dues accounts over to an attorney for further action, including foreclosure if necessary.

1. **Building Plans**

There were no building plans to discuss.

1. **Correspondence**

President Campbell stated he had received an email regarding placing a privacy fence. Discussion ensued regarding the restrictions set forth in the BV CC&Rs. Director Wil Santora volunteered to do some further research regarding this issue.

1. **Project Tasks**

There were no project tasks to discuss.

1. **Roads, Grounds and Culverts**

President Campbell stated no recent work has been done on the roads due to the winter weather conditions. Vice President Lovdahl stated the ditches are in need of attention. President Campbell agreed and stated the ditches would be addressed this year.

1. **Old Business**

Tower Update – Vice President Lovdahl stated the county is moving ahead on getting a parcel number assigned to what it considers a road and then having this road abandoned. The possibility exists that the HOA will be required to have the area re-platted. Once this is accomplished the project can move ahead.

Election – President Campbell stated there will be three vacancies available. Rick Lovdahl has indicated his willingness to run for re-election; Bill Campbell has not decided if he will run for re-election; and Sarah Linkey has stated her intent to not run. Anyone interested in running must submit their paperwork by February 15th.

A five minute recess was called at 11:00 a.m. so the Water Board Meeting scheduled for 11:00 could be delayed. The Board Meeting was reconvened at 11:05 a.m.

Dues – President Campbell presented a draft budget for 2024. He stated this was not going to be voted on at this meeting as it was not on the agenda, but should be considered as a tool in determining whether or not to increase annual homeowner dues. Discussion ensued as to the suggested increases in the budget and focus on the amount possibly required for very necessary road repairs.

Director Wil Santora made a motion that the Board approve for the upcoming year, as allotted in the CC&Rs, a 20% increase in dues which would be $240.00 per lot annually; this motion was seconded by Director Rick Hatch; and the motion was passed unanimously by all Directors present.

1. **New Business**

Consideration to require emails as primary correspondence – President Campbell presented his request that the Board approve the use of emails as the primary means of communication to the community. Discussion ensued regarding how this would be handled, obtaining of homeowners’ email addresses, and the need to assure homeowners that their email addresses would be kept confidential. Director Mark Hallett asked if a request for the email address could be included with the upcoming ballots for use in compiling a list of email addresses, and President Campbell said that could be done. Members of the public present were in favor of using email notification.

Director Rick Hatch made a motion that the Board support President Bill Campbell’s efforts to move forward with obtaining email addresses of homeowners for use as the primary means of communication; this motion was seconded by Director Dan Newman; and the motion was passed unanimously by all Directors present.

1. **Member Comments**

Cheri Welty stated the roof of the community center is in need of repair. President Campbell said this issue would be addressed.

1. **Next Meeting**

The next meeting will be Saturday, March 2, 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 Dan Newman; and the motion was passed unanimously by all Directors present. The meeting was adjourned at 11:30 a.m.