**BVIA REGULAR MONTHLY MEETING MINUTES**

**JANUARY 6, 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, and Sarah Linkey. Directors absent: Mark Hallett and Dan Newman.

1. **Minutes of Last Regulr Meeting (November 2023)**

The minutes of the meeting of November 4, 2023 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. Discussion ensued regarding how to handle delinquent dues and it was decided this should be addressed at an executive session in February 2024.

1. **Building Plans**

There were no building plans to discuss.

1. **Correspondence**

There was no correspondence to discuss.

1. **Project Tasks**

There were no project tasks to discuss.

1. **Roads, Grounds and Culverts**

President Campbell stated the current weather conditions are not conducive for road work.

1. **Old Business**

Tower Update – Vice President Lovdahl reported the issues with Gila County regarding errors in the plat of Beaver Valley and no parcel number assigned to the proposed cell tower site are still being worked on. He assured those present that the line of communication with the cell company remains open.

1. **New Business**

PDS 2024 Contract – President Campbell stated it is time to consider renewing the HOA’s contract with PDS. The renewal contract contains a monthly fee increase of $26.00 per month and the renewal date is January, 2024. Discussion ensued regarding services provided by PDS as well as the reasonableness of their fees, and also the need for bids from other companies.

Director Wil Santora made a motion that the HOA sign the proposed contract for an additional year commencing January 2024; this motion was seconded by Director Sarah Linkey; Director Rick Hatch abstained from voting; and the motion was passed by the remaining Directors present.

Director Wil Santora made an additional motion that the HOA look at competitive bids from other companies besides PDS for the next calendar year; this motion was seconded by Director Linkey; and the motion was passed unanimously by all Directors present.

Elections – President Campbell stated there will be three vacancies for the 2024 elections, with the positions currently held by Bill Campbell, Sarah Linkey and Rick Lovdahl coming up for election. He urged anyone interested to submit their intention by mid-February.

Dues – President Campbell stated the Board needs to consider whether or not to raise annual homeowner dues, and this issue will need to be voted on at the February meeting. The HOA’s financial condition is currently stabilized, but there are projects needing attention such as road repair which is a major expense. President Campbell stated he would update and make available to homeowners information regarding potential costs involved in maintaining the roads. It was pointed out the increase in dues alone will not cover these costs and a special assessment may be necessary in the near future.

1. **Member Comments**

Vice President Lovdahl reported he has been communicating with the Postal Service regarding several issues with the community mailboxes. The first issue is broken keys in lockers, and the second issue is the mailboxes becoming too full for the mailperson to insert mail as some residents do not pick up their mail on a regular basis.

Vice President Lovdahl stated he has also been discussing the possibility of placing an additional set of mailboxes within the community and it appears the most favorable location would be at the Community Center. This is still under discussion, but he feels it is moving forward.

1. **Next Meeting**

The next meeting will be Saturday, February 3, 2024 at 10:00 a.m.

1. **Adjournment**

Director Sarah Linkey made a motion that the meeting be adjourned; this motion was seconded by Director Wil Santora; and the motion was passed unanimously by all Directors present. The meeting was adjourned at 11:35 a.m.