**BVIA 2023 ANNUAL MEETING MINUTES**

**APRIL 15, 2023 AT 1:00 p.m.**

**Beaver Valley Community Center**

1. **CALL TO ORDER**

President Bill Campbell called the meeting to order at 1:00 p.m.

1. **ELECTION RESULTS**

President Bill Campbell stated a total of 148 votes had been cast for the four open Board of Directors positions. The following candidates were elected for a three-year term:

Lois Johnson 123 votes

Dan Newman 120 votes

Rick Hatch 114 votes

The following candidate was elected for a two-year term:

Rick Regnier 114 votes

President Campbell extended great appreciation for services provided by the outgoing Directors: Mark Mexal, Ann Stoppa, and Gail Bellinger.

1. **BOARD MEMBER INTRODUCTIONS**

President Campbell then introduced the newly elected Directors.

1. **ESTABLISHMENT OF QUORUM**

Present were: President Bill Campbell, Vice President Rick Lovdahl; Directors at Large Wil Santora, Dan Newman, Mark Hallett, Lois Johnson, Rick Regnier and Rick Hatch; Treasurer Sarah Linkey was absent. President Campbell stated a quorum was established and the meeting would proceed.

1. **ELECTION OF OFFICERS**

Wil Santora nominated Bill Campbell to continue as President; Mark Hallett seconded the motion; and the nomination was unanimously approved by all Directors present.

Bill Campbell nominated Rick Lovdahl to continue as Vice President; Mark Hallett seconded the motion; and the nomination was unanimously approved by all Directors present.

President Campbell stated Sarah Linkey has declined to continue to serve as Treasurer, although she will continue to serve as a Director. Mark Hallett nominated Rick Regnier to serve as Treasurer; Dan Newman seconded the motion; and the nomination was unanimously approved by all Directors present.

Bill Campbell nominated Lois Johnson to serve as Secretary; Dan Newman seconded the motion; and the nomination was unanimously approved by all Directors present.

1. **MINUTES OF 2022 ANNUAL MEETING**

The minutes of the 2022 Annual Meeting were previously reviewed and approved at the regular monthly board meeting held following the 2022 annual meeting. Mark Hallett made a motion that the Minutes of the 2022 Annual Meeting be accepted as presented; Dan Newman seconded the motion; and the motion was passed by all Directors present.

1. **ANNUAL TREASURER’S REPORT**

President Bill Campbell provided an overview of the financial report prepared by Planned Development Services in the absence of former Treasurer Sarah Linkey. Total assets - $47,946 as of March 31, 2023. The financial report was received for filing and a copy was posted to the community website (BVEstates1.com) for member review.

1. **BVIA FINANCIAL REVIEW**

President Campbell stated the HOA went a little over budget last year, primarily due to the large amount of attorneys’ fees incurred in the water company litigation. Since the lawsuit has been settled this cost will hopefully not continue this ensuing year. President Campbell stated he anticipates the cost of road repair to be at least $25,000 again this year, and likely will be somewhat over that amount.

President Campbell stated the insurance figure on the financial report is high, but it covers last year and this year.

1. **PROJECT UPDATES**

President Campbell stated road work should begin very soon, with the main focus being on the many potholes throughout Beaver Valley. It is anticipated Mid-State Paving will continue to provide services. They suggested the possibility of implementing placement of Maricopa edging, not full paving. Doing this and then fill in with chip seal, which should be less expensive.

President Campbell stated some work has been done on cleaning out culverts, but there is much more that needs to be done. He said there is always a need for volunteers to assist with the road related projects.

1. **YEAR END REVIEW OF LEGAL DISPUTES**

President Campbell stated the litigation with the water company has been settled.

1. **MEMBER COMENTS**

President Campbell and Vice President Rick Lovdahl informed those present that the possibility of Verizon placing a cell tower on HOA property has been presented by Verizon. Both President Campbell and Vice President Lovdahl emphatically stated this is not a project that would be voted on and approved or rejected by the Board. This is something that would have to be presented to the entire community and would need 80% approval to proceed. This project has only been suggested.

Vice President Lovdahl gave a summary of this project. He stated if approved the current location is just behind the mailboxes. He reiterated the approval lies with 80% homeowner approval. The Board’s only role is to present this suggested project to the community. Verizon or its representatives will be conducting “question and answer” meetings and will be the ones to provide information to the homeowners.

Resident Dr. Brian Gabbert suggested everyone do their own research regarding possible health issues which might result from the placement of such a cell tower.

Water Wheel Fire District Chief Ron Sattelmaier stated the placement of a cell tower within Beaver Valley could prove extremely beneficial to the fire department in responding to medical emergencies. Currently there are pockets of unavailability of cell service within Beaver Valley and the surrounding forest area. In the event of a medical emergency at times even the fire department is unable to use cell phones to contact the hospital or a doctor for necessary advice before treating a patient. With a local cell tower much better cell service would be available and this problem would be eliminated.

President Bill Campbell stated the Board will provide information available on the pros and cons of the placement of a cell tower. Vice President said any credible information would be placed on the BeaverValleyEstates.org website. Both gentlemen stated the Board works for the homeowners, not for another entity.

1. **ADJOURNMENT**

Wil Santora moved that the meeting be adjourned; Mark Hallett seconded the motion; and the motion was passed unanimously by all Directors present. The meeting adjourned at 1:47 p.m.

Minutes prepared by Lois Johnson, Secretary.