**BVIA Annual Board Meeting Minutes**

**Saturday, April 6, 2019**

**1:00 p.m.**

1. **Call To Order**

Meeting called to order at 1:10 p.m. By Ann Stoppa, President. Ann stated that in the interests of civil discussion, members wishing to speak would wait their turn and speak from a microphone available near the front of the meeting rom.

1. **Establishment of Quorum**

A quorum was established. Present were: Ann Stoppa, Mark Hallett, Rick Hatch, Will Santora and Gail Bellinger.

1. **Introduction of Board Members**

Board members introduced themselves.

1. **Minutes of 2018 Annual Meeting**

2018 Minutes and financials were distributed. Upon motion made and seconded, the Minutes were accepted as submitted.

1. **Treasury Report**
2. Rick Hatch presented the financial reports (April 2018 – April 2019) noting that the Board’s enhanced collection efforts have resulted in a notable reduction of unpaid annual dues.
3. **Introduction of Board Candidates**

The terms of Board members, Will Santora and Gail Bellinger have expired and both are candidates for reelection. Additional candidates for election to the Board include: Gary LaBute, Roger Kreimeier, Jim Wiggert, Randy Johnson and Kelly Urban.

1. **Vote**

Will Santora was reelected to a new term on the Board; new members voted onto the Board are Gary LaBute, Roger Kreimeier, and Kelly Urban.

1. **Year End Review**
2. Ann updated members on the status of the former firehouse/now Beaver Valley Community Center, noting that for the purpose of tax advantage, the building must be classified as “community property.” Ann further spoke to the ongoing property ownership dispute between the HOA and Mike Armstead,owner Beaver Valley Water Company, noting that , to date, the HOA has provided to Gila County a certified survey showing the HOA having clear ownership of the property in dispute while Mr. Armstead has submitted no documentation to support his claim of ownership. Ann, reported to members that she had received communication from the Gila County Board of Adjustment to the effect that that the Board will not consider the merits of the HOA’s Variance appeal until such time as the property ownership dispute has been settled in a court of law. This decision subjects our HOA membership to the expense of attorney fees and court costs to maintain HOA ownership of property for which the HOA has been paying property taxes since the inception of the HOA.
3. Ann reported the creation of the new ‘Roads and Grounds” Committee; Committee member, Bill Baxter, reported to members present the results of the committee’s first meeting. Bill advised members of the surveys conducted, the priorities established and the commitment to establish an ongoing, continuous program of street repair. He suggested the approval of an approximate $3.000.00 request from the committee to commence pothole repair. Ann advised that the issue would be taken up by the newly seated Board at the May, 2019 monthly Board meeting.
4. Waterwheel Fire and Medical District Chief, Ron Sattelmaier, advised members that the wet winter season just passed, together with an upcoming summer of low humidity and windy weather may create an active fire season. The Chief predicted that the forest would likely be in “restriction” status by June. He noted that a number of properties within Beaver Valley Estates still need to be made “firewise” by weed removal and tree trimming. He suggested that any tree smaller than 4 inches in diameter constituted “fuel” and should be removed.
5. **Member Comments**
6. Mrs. Sheldon White stated that she was attempting to establish an emergency fund through either the Arizona Corporation Commission or the Arizona Department of Environmental Quality to benefit community residents in times of emergency weather conditions. She explained that efforts to establish the fund are currently in limbo pending resolution of the variance dispute between the HOA and Beaver Valley Water Co. Mrs White offered to work together with the Board to resolve the variance issue.
7. In response to a member inquiry, Rick Hatch reported on efforts underway to collect annual dues that remain in arrears. He stated that 65 lots are one year past due; 42 lots are more than one year past due; six persons (15 lots) have accumulated past due accounts exceeding an established “threshold” of $1,200.00 and have been referred to an attorney for collection. One member asked whether the major offenders were full time or part time residents; Ann Stoppa reported that the major offenders who, offering no “reason” for failure to become current, simply refused to communicate with the Board.
8. Albert Masterson advised, in response to a member inquiry, that residents may trim trees on HOA common property, as the residents are the owners of that property.
9. Marsha Wente reported that one of the two “beavers” adorning the front and rear entrances to the community center has been painted pursuant to the Board’s approval at the last monthly meeting.
10. **Adjournment**

Upon motion made and seconded, the meeting was adjourned at 2:15 p.m..

Respectfully submitted

Gail Bellinger