BVIA REGULAR MONTHLY MEETING MINUTES

JULY 1, 2023, 10:00 a.m.

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 Rick Regnier, Secretary Lois Johnson; Directors at large: Mark Hallett, Rick Hatch, and Wil Santora. Directors absent: Vice President Rick Lovdahl, Sara Linkey and Dan Newman.

1. **Minutes of Last Regular Meeting (June, 2023)**

Director Mark Hallett made a motion to accept the minutes of the June 3, 2023 meeting as presented; Rick Hatch seconded the motion; and the motion was passed unanimously by all Directors present.

1. **Treasurer’s Report**

Treasurer Rick Regnier reported that the June, 2023 report was not available yet as the month ended the day before this meeting. The June report will be provided to the Board when it has been prepared and may be discussed at the August meeting.

1. **Building Plans**

Fence 280 Sleepy Hollow – President Bill Campbell stated a request has been received from Brandon Koplin, owner of the property at 280 Sleepy Hollow, for approval to install a wooden restricted fence on a portion of his property. The location would be on the front portion of his property on Sleepy Hollow.

It was pointed out that previous requests for installing privacy fences (other than in the backyard) from other homeowners have previously been denied. The issue of the possible existence of a right-of-way on this property was also raised.

President Bill Campbell said he would suggest to Mr. Koplin that he consider putting a smaller fence around the spa in the backyard.

1. **Correspondence**

Easement Parking – President Campbell stated correspondence has been received from a resident complaining that a neighbor has been parking on what she considers her setback area. President Campbell suggested sending the complainant a letter pointing out that there is no violation if there is no “crossing of property lines.” He stated if the subject property is an easement there is nothing the HOA can do.

Maintaining Yards – President Campbell reported correspondence has also been received from homeowners concerning properties at 341 N. Beaver Pond and Unit 5, Lot 5. He is going to send letters to the homeowners suggesting they take steps to clean up these properties. Director Wil Santora stated it is important to remember the HOA can address these issues, but can’t enforce the taking of necessary steps to remedy the situation.

1. **Project Tasks**

There were no project tasks to discuss.

1. **Roads, Grounds and Culverts**

President Campbell stated a few of the road projects have been done, but there are more to do. Director Wil Santora pointed out that no new recruits to assist with this project have come forward.

1. **Old Business**

Wireless Tower – President Campbell reported this is still being worked on. Several problems have arisen, one of which is that the suggested location was originally designated as a road and has been considered abandoned, but it was never parceled. This will take time to resolve, but the project is still a viable project.

President Campbell also reported that he has received notice from the Water Company that the agreement has now been signed by all parties, and it has been sent to the judge for signature and filing with the Court.

1. **New Business**

Emergency Exit Protocol – President Campbell stated some residents have expressed concern that not everyone has access to the gate combination. When the gate was installed one of the restrictions imposed was that only certain parties would have access to the code. The Water Wheel Fire Department, the Gila County Sheriff’s Department, and members of the HOA have the code and this should be more than sufficient to have someone available to open the gate in case of an evacuation.

Bocce Ball Court – President Campbell stated a suggestion has been made that a bocce ball court be established either in the park or the open area by the community center. This item was tabled for the next meeting.

1. **Member Comments**

Kevin Culp stated it is essential that the HOA hires someone with experience, plus the proper insurance, to perform the requisite culvert work. The HOA is currently working with Willie and Jimmy Ludtke, who have the proper insurance.

President Campbell expressed a sincere thanks to the Auxiliary for the bonfires, which have been a big success with the community. He stated there is always an ongoing need for volunteers, as so many burnout after a couple of years. He referenced his article in the current Beaver Valley Bulletin.

1. **Next Meeting**

The next meeting will be Saturday, August 5, 2023, at 10:00 a.m.

1. **Adjournment**

Mark Hallett made a motion that the meeting be adjourned, this motion was seconded by Rick Hatch, and the motion was passed unanimously by all Directors present. The meeting was adjourned at 11:05 a.m.