**BVIA REGULAR MONTHLY MEETING MINUTES**

**AUGUST 5, 2023, 10:00 a.m.**

**BEAVER VALLEY COMMUITY 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: Mark Hallett, Rick Hatch, Wil Santora, Sara Linkey, and Dan Newman.

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

President Bill Campbell stated he has done some research and determined that a motion to accept the monthly meeting minutes is not required if the minutes are posted on the website, which is done each month. The minutes moved to file.

1. **Treasurer’s Report**

Treasurer Rick Regnier reported the income account has a current balance of $71,631; assets at $44,631; and delinquencies at $6,191. Reports for June and July, 2023 moved to file.

President Campbell stated it is important to keep on top of payment from the BV Water Company for payment of court costs as awarded by the court.

1. **Building Plans**

There were no building plans. President Campbell reported repair of the floor at the Community Center has been completed.

1. **Correspondence**

There was no correspondence to review and discuss.

1. **Project Tasks**

President Campbell thanked Steve and Mia King for their donation of items and time for the upgrade to the Community Center kitchen.

1. **Roads, Grounds and Culverts**

President Campbell stated they are going to attempt a Saturday work meeting in an effort to get more workers to assist with the road project. The plan is to continue with repair of pot holes.

1. **Old Business**

Wireless Tower – Vice President Rick Lovdahl reported there is an issue with the parcel of land proposed for the cell tower in that the County discovered this parcel was never properly parceled with the County so it does not have a parcel number. It was originally designated for use as a road but was later abandoned. If the cell tower proposal is approved this issue will need to be resolved first. Gila County personnel are looking into this matter and will get back with what will need to be done and the estimated cost.

A proposed form of lease has been submitted for review by the Board. The terms in this lease are basically $1,000.00 per month (with a 2% increase annually) for a 50 year term. Both President Campbell and Vice President Lovdahl stated this is just an initial proposed form of lease and that it is the Board’s commitment to the community to obtain the best terms for the full benefit of the community should this cell tower proposal proceed.

Discussion followed, including member comments, concerning how the Board should proceed from this point on in obtaining community decision on how to proceed. This discussion involved the manner in which to get information to the community, including whether to send out one mailing with all the information and asking for a vote on whether to proceed and if so then also approving the Board to proceed with lease negotiations. Or, if there should be two mailings – one with information and seeking a vote on whether or not to proceed with the project, and then a second mailing for the community to approve a negotiated lease.

Vice President Lovdahl made a motion that a mailing seeking 80% approval, be sent out to BV homeowners requesting approval of a long-term lease for a cell tower, and if approved, then the Board can enter into lease negotiations; the motion was seconded by Director Mark Hallett; and the motion was passed by all Directors present.

1. **New Business**

There was no new business to address.

1. **Member Comments**

Member comments were addressed in item number 9.

1. **Next Meeting**

The next meeting will be Saturday, September 2, 2023, at 10:00 a.m.

1. **Adjournment**

Director Mark Hallett made a motion that the meeting be adjourned; this motion was seconded by Director Rick Hatch; and the motion was passed unanimously by all Directors present. The meeting was adjourned at 11:20 a.m.