**BVIA Regular Monthly Meeting Minutes**

**February 5, 2022, 10AM**

**Beaver Valley Community Center**

1. **Call to Order**

President Mexal called the meeting to order at 10:04AM.

1. **Establishment of Quorum**

A quorum was established. Directors present; President Mark Mexal, Vice President Bill Campbell, Secretary Wil Santora, Treasurer Sarah Linkey, Directors at large Rick Lovdahl, Dan Newman, Gail Bellinger, Mark Hallett. Directors absent, Ann Stoppa.

1. **Candidates Needed for April Board Election**

President Mexal reminded the members that there are three open positions on the BVIA board and that any interested parties submit a brief bio to be included in the annual ballot mailing for the election in April 2022. Deadline to express your candidacy and be included on the ballot is Monday, February 14, 2022.

1. **Minutes of the January 2022 Meeting Review**

A motion to approve the minutes of the January 2022 BVIA Regular Meeting was made by Director Hallet. Director Newman second the motion and it was approved unanimously.

1. **Legal Update**

President Mexal reviewed the status of the January 26, 2022 Mediation Session that included members of the BVIA Board of Directors and representatives of the Beaver Valley Water Company (BVWC) in an attempt to settle the ongoing property dispute.

A motion was made by Treasurer Linkey to Codify the Terms of the Settlement Agreement document so it can be made public and shared with the community. Director Newman second the motion and it was approved unanimously.

Copies of the agreement were made available to meeting attendees and a copy will be posted on the community website for all community members.

President Mexal encouraged all interested to review the document and provided a brief summary of the contents stating that the BVWC has agreed to attempt in good faith to negotiate the price and sale of the water company to the Beaver Valley Domestic Water Improvement District (DWID). All legal actions will cease for a period of 6 months through July 29, 2022 to allow for this negotiation to take place.

1. **Treasurers Report**

Treasurer Linkey reviewed the financials as compiled by our accounting partners, Planned Development Services (PDS). Current Assets = $35,757.61. Total Expenses in January = $7451.74 including legal expenses of $6166.22. Special note was made that delinquent dues have dropped to approximately $4200 which is a significant improvement from prior amounts owned.

Secretary Santora made a motion to accept the Treasurers report as presented. Director Hallet second the motion and it was approved unanimously.

1. **Building Plans**

Members Wil and Nazek Santora submitted plans to the BVIA for an addition of a second bathroom to their cabin. A setback variance has been submitted to Gila Co. to allow for a variance from the 20’ rear setback to 16’. Gila Co. has submitted notification to surrounding homeowners for review and requested that BVIA provide approval of the request before final building plans are reviewed.

Treasurer Linkey motioned to approve the notification to Gila Co. that BVIA has no objection to the variance request. Director Newman second the motion and it was approved unanimously. Secretary Santora abstained.

1. **Correspondence**

None submitted. President Mexal noted that there has been ongoing review of potentially changing insurance providers, but due to the ongoing legal status we have postponed moving forward with any changes until a future date.

1. **Projects/Tasks**

Alternative Emergency Exit. Director Lovdahl provided a status update on the creation of an alternative emergency exit. Director Lovdahl shared that he continues efforts complete the statement of work and has met with the Gila Co Surveyor to review the drawings. Next step after completion of the statement of work would be to socialize the document with all required parties.

1. **Roads/Grounds/Culverts**

Vice President Campbell happily shared that there have been several repair activities completed by volunteer members of the community including spreading of about 12 tons of material near the mail boxes and areas recently disrupted due to BVWC line repairs.

1. **Old Business**

Member Lois Johnson shared she recently attended a meet and greet with Gila Co District One Supervisor Steve Christianson and asked about any plans for the county to draft legislation to address the increase of short-term rental units. She communicated that his response was that such topics are the primary jurisdiction of the State. Other attendees of the meeting stated that recently local towns like Scottsdale and Paradise Valley have enacted new rules for short-term rentals. Ms. Johnson shared that her opinion is that it will take resident action in the form of letter writing campaigns to parties at all regional levels to achieve action from government bodies.

1. **New Business**

Vice President Campbell shared the updated guidelines for the upcoming election as a result of challenges to the prior process made by a member of the community.

1. **Member Comments**

A member expressed concern about on street parking from both residents and guests of short-term rentals and how that may impact responders in case of emergency. President Mexal shared that the difficulty is that the board does not have ability to enforce parking issues but encourage residents to contact the Sheriff’s department with specific concerns.

A member commented on the ongoing issue of garbage trucks leaking hydraulic fluid on the community roads. President Mexal encouraged members to contact the company directly to express concerns.

Director Hallett made a motion to adjourn. Director Newman seconded the motion, and the meeting was adjourned at 10:44 AM.