BVIA Regular Monthly Meeting Minutes

Saturday, January 07, 2023 10:00 AM

Beaver Valley Community Center

1. **Call to order**

Meeting called to order by President Bill Campbell at 10:00 am.

1. **Establishment of Quorum**

A Quorum was established with members present: Bill Campbell, Rick Lovdahl, Sarah Linkey, Mark Mexal, Ann Stoppa, Mark Hallett, Wil Santora and Gail Bellinger.

1. **Minutes of last regular meeting**

Upon motion made and seconded, The minutes of the November 05, 2022 regular meeting were approved by the Board.

1. **Treasurer’s Report**

Sarah Linkey reported total current assets at $12,709.70 and total current liabilities and expenses at $16,433.81, before reserve. Mark Mexal noted that $15,000.00 of the total expenses were allocated to costs associated with the installation of the emergency exit in Unit 2. Sarah also confirmed the necessity of continuing the monthly subscription to former bookkeeping service, Orbit, in order to retain access to historical financial records/documents in Quickbooks.

Without objection, the Treasurer’s Report was moved to file.

1. **Building Plans**

No building plans received. Bill Campbell noted that a relatively large number of properties have been/are being constructed without plans having been submitted for review/approval by the Board as required by BVIA CR&Rs. During the ensuing discussion, it was noted that the Board has previously adopted the position of approving any plans that have been approved by Gila County. Further noted was the possibility that some residents may simply be unaware of the CR?Rs requirement. As new construction impacts neighboring properties as well as community plans/projects/activities, it is considered in the community’s interest to have plans submitted for Board approval prior to beginning construction. It was suggested that perhaps some sort of educational effort or simple conversation with new residents would gain compliance with the CR&Rs requirement.

1. **Correspondence**

No correspondence received.

1. **Project Tasks**

(A)Rick Lovdahl reported on the current status of the Unit Two emergency exit noting that one of the two required gates has been provided by Gila County and has been installed. He explained that the contractor from whom BVIA expected to purchase the second gate (the contractor recommended by Gila County) – has gone out of business. Rick explained that contractor, Black Mountain Excavating, will completely install the outermost gate and provide the needed steel to accept the innermost gate to be provided by BVIA. Rick explained that he is procuring bids from companies capable of fabricating the second gate during the springtime.

He noted that there does exist a requirement for additional signage on the gates designating them to be for emergency use only and preventing them from being blocked or misused.

(B) Firewise – Rick Lovdahl explained that while no major Firewise project is currently planned, residents are encouraged to remain watchful for potential “fuel,” particularly in light of recent heavier than usual rainfall. A resident mentioned the obstructions (dirt and debris) that prevent water flowing freely through the culverts beneath the river crossings. Rick acknowledged the problem and applauded the efforts by some residents (Steve Nord, Albert Masterson and others)to take it upon themselves to remove the accumulated debris. Wil Santora apprised members of an upcoming education/training meeting during which attendees can receive training in fire prevention measures. He noted that governmental entities seem to be investing a greater amount of money and energy into fire prevention measures since the disastrous Paradise fire in California.

8. **Roads, Grounds and culverts**

Bill Campbell acknowledged much further repair work needs to be done on our community roads but that about all that can be done during the current season is to fill and pack holes with dirt as the weather is not conducive to cold patching. He called attention to, and applauded the efforts of member, Mark Davies, and others who worked to keep the roads cleared of snow during the recent heavy weather.

1. **Old Business**
2. Beaver Valley Water Company update: Bill explained that no additional progress has been made since the last update. A hearing is scheduled within the next week to set a trial date in event no settlement is reached.
3. New Business

(A)–Bill explained that the Board had recently received an overture from entities representing Verison Wireless suggesting that Verison was searching for locations to install wireless towers in rural areas. Rick Lovdahl stated that the Board is interested in pursuing the discussion as it could prove beneficial to our community. Board members will continue to meet with Verison representatives and provide updates to our residents as talks proceed.

(B) HOA annual dues: Bill Campbell explained the need for an increase in annual dues owing to general inflation, increased expenses legal fees and the necessity to maintain and insure the community center. Upon motion made and seconded, the Board approved an increase in annual dues to $200.00 per year. Ann Stoppa advised members to alert the Board should anyone learn of someone for whom the dues increase would constitute a hardship.

1. *Member Comments – Rick Lovdahl mentioned that Point Wireless does not charge BVIA for the repeater attached to the community center. Bill Campbell applauded the Beaver Valley Auxiliary for the events, activities and fund raisers initiated by the Auxiliary for the benefit of all residents of Beaver Valley Estates.*
2. **Next Meeting**

The next regular monthly is scheduled for February 11, 2023 at 10:00 am in the community center. Bill reminded members present that the Board will have four vacancies to be filled in our next general election. Members interested in filling vacant Board positions should notify the Board of their candidacy by January, 2023.

1. **Adjournment**

Upon motion made and seconded, the meeting was adjourned at 10:45 AM.