**BVIA Regular Monthly Meeting Minutes**

**July 10, 2021, 10AM**

**Beaver Valley Community Center**

1. **Call to Order**

Vice President Bill Campbell called the meeting to order at 10AM

1. **Establishment of Quorum**

A Quorum was established. Members present V.P. Bill Campbell, Secretary Wil Santora, Treasurer Sarah Linkey, Gail Bellinger, Dan Newman, Ann Stoppa, Mark Hallett. Members absent: President Mark Mexal, Rick Lovdahl

1. **June Meeting Minutes Review**

Director Mark Hallet motioned to accept the minutes of the June meeting as presented. Director Stoppa seconded the motion, and it was approved unanimously.

1. **Legal Updates**

VP Campbell shared that the legal action with the Beaver Valley Water Company has progressed slowly, and that appeal submitted by the BVWC has been withdrawn at this point. Status as reflected on the County website is that a motion for summary judgement is pending as of June 24, 2021.

VP Campbell advised that a complaint was filed against the association with the Arizona Board of Real Estate by homeowner Dan Belt. The association has submitted a response that was due on July 6, 2021.

1. **Treasurer’s Report**

Treasurer Sarah Linkey presented current financials as of 6/30/21. Total Assets = $86,822.26. Total Income YTD = $54,902. Total Administrative Expenses = $1451.97. June 2021 General Legal Expenses (Dan Belt) = $2356. June BVWC Legal Expenses = $670. Total June Legal Expenses $3026.80. YTD Legal Expenses = $15661.60. Secretary Santora motioned to accept the Treasurer’s Report as presented and Director Hallet seconded the motion. The motion was approved unanimously.

1. **Financial Audit Update**

Treasurer Sarah Linkey advised that she is awaiting next steps from Butler and Hanson and expects additional status in July. Treasurer Linkey asked that any member interested in assisting with review and response of the audit questionnaire should contact her directly and any assistance is appreciated.

1. **Building Plans**

None submitted.

1. **Correspondence**

VP Campbell shared that the Board received an email from a member asking for consideration of building a pedestrian bridge over the two crossings to address emergency evacuation of units across the river. Treasurer Linkey advised that prior review of costs for a similar pedestrian bridge in another community received a cost estimate of approximately $500 to $1200 a linear foot without any engineering or environmental study costs included.

Water Wheel Fire and Medical Chief, Ron Sattelmaier, shared the current strategy for emergency access to units across the river is for personnel to walk from the First Crossing entrance to each unit which will take time and may not always be possible depending on emergency conditions.

Chief Sattelmaier advised that two AED (Automatic External Defibrillator) have been purchased and will be installed in Beaver Valley, one at the tennis courts and the other on a tree at the river crossing.

Beaver Valley Auxiliary President, Patty Gonzalez, presented Chief Sattelmaier a donation of $500 from funds raised at recent community events to assist the Fire Department with costs associated with protecting the citizens of Beaver Valley.

1. **Projects and Tasks**

VP Campbell provided a status on the Emergency Exit to Houston Mesa Road, efforts continue.

1. **Roads and Grounds**

VP Campbell shared that current review of road repair needs continues, and that he continues to explore options that will provide for the most work at the least expense. Asphalt for additional pothole filling is currently on back order and work will resume once it becomes available.

1. **Old Business**

None Submitted

1. **New Business**

Vice President Campbell advised that a result of the activities of homeowner Dan Belt, the management company, PDS (Planned Development Services) has notified the board that they are cancelling our contract. A lengthy discussion was held regarding what recourse the association has to recover the @ $3200.00 in pass through legal fees his conduct has resulted in as expense to the community as well as what actions we can take to limit Mr. Belt’s ability to continue to interfere with the associations ability to contract with service providers in the future. It was agreed that additional research will take place and that potential actions will be presented at the next regular monthly meeting.

1. **Member Comments**

Homeowner Lois Johnson expressed concern with the increased number of homes that are being used as short-term rental properties and the negative effect on the experience of those who live in Beaver Valley as fulltime residents. Ms. Johnson shared specific stories of the impact of actions of renters who trespassed on her property. A discussion was held amongst those present discussing their experiencing similar situations. A recommendation was made to have a committee of interested homeowners convene to identify potential actions that can be taken to address the issue. Ms. Johnson volunteered to participate, and Secretary Santora offered to assist, and they will report back at a future meeting.

Homeowner Tony Gonzalez presented a Landscape and Maintenance proposal to the board for consideration of services to maintain the common area park and surrounding area. VP Campbell thanked Mr. Gonzalez for his submission and advised the board will review and provide additional feedback in a future meeting.

Secretary Santora made a motion to adjourn, and Director Newman seconded the motion, and the meeting was adjourned at 11:04 AM.