1.Call to order by Bill Campbell at 10:00am

2.Quorum established:

A quorum was established. Directors in attendance President Bill Campbell, Vice President Rick Lovdahl, Secretary Sydney Gonzales, Treasurer Sarah Linkey, Directors at large: Ann Stoppa, Will Santora, and Mark Mexal.

Absent Directors: Gail Bellinger, Mark Hallett

3.Review March 5th meeting minutes:

Motion to accept by Director Mexal , seconded by Director Santora. Board unanimously approves of March 5th 2022 meeting minutes as presented.

4.Review annual meeting minutes for any needed updates, with no motions to accept till next annual meeting:

President Campbell presented 2021 annual meeting minutes to be reviewed for any updates needed, No updates to meeting minutes as presented.

Motion to Pre approve annual minutes by Mark, seconded by Will, Board approved unanimously .

5.Treasurer’s report:

Sarah Linkey reviewed treasurer’s report as complied by our accounting partners, Planned Development Services (PDS). Current assets = $ 49,098.25 Expenses = election mailing, legal fees $ 21,821.00 21, insurance policy change $2800.63 Income= $ 53750.83 (including $355 in collections) . Treasurer Linkey stated, Butler and Hanson will start 2021 compilation on July 15th 2022.

Director Mexal commented on the aging summery, past due dues, and incorrect dues paid resulting in additional fees to the homeowners. Last day to pay dues on time was April 30th 2022.

Present Campbell clarified information regarding not motioning to approve treasurer’s report, but to accept to file.

6.Water rate increase review:

President Campbell reviewed ruling of the ACC regarding water rate increase approval and denial of Legal fee surcharge for Beaver Valley Water Company. Clarified Beaver Valley HOA was not involved in the ACC ruling.

Board reviewed reserve fund ruling.

Board clarified current situation of water company legal dispute.

7.Building plans:

President Campbell reviewed building plan request from March by Charles and Karen Hoching in unit 3 for new house construction.

Motion to approve pending County approval by Director Santora, second by Director Mexal, Board approves unanimously.

8.Correspondence:

No correspondence.

9.Projects:

Alternative Exit: President Campbell reviewed current work and situation of the project. Reviewed current bids: 1 pass, 1 pending, 2 revived.

Firewise Project: Reviewed current work and situation of debris pile for Firewise, there is a need for volunteers and trailers to chip and remove the pile to nearby burn pit.

Member request to repaint speedbump stripping.

10. Roads, Gorunds and Culverts:

President Campbell reviewed plans for upcoming road crew patching.

President Campbell reviewed road repair project from 2021. Board had approved $10,000.00 in 2021,current bid with new holes from recent water leaks, $9524.00. Motion by Director Mexal to raise approved funds to $12,000.00 second by Director Santora, Board approves unanimously.

Director Mexal is persuing approval from Board to remove dead branch from nearby tree on community property by certified arborist. Motion by Treasurer Linkey , second by Director Santora, Board approves unanimously.

11. Old Business – Short term rentals:

Director Santora reviewed current laws, situation and solutions for short term rentals.

Open communication has helped to drop concerning situations since renting homeownwers and homeowners drafting common rules and having phone numbers for communication.

12. New Business:

Review Forest service guidelines for clearing land around properties. President Campbell handed out and reviewed USFS guidelines.

13. Member Comments:

Requested update on trail in unit 4 due to new build. Owner has been talking to area neighbors and President Campbell.

14. Next Meeting June 11, 2022 at 10:00 am.

15. Adjournment:

Motion to adjourn by Director Mexal, second by Director Stoppa