**BVIA Regular Monthly Meeting Minutes**

**November 6, 2021, 10AM**

**Beaver Valley Community Center**

1. **Call to Order**

President Mexal called the meeting to order at 10:05AM.

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, Ann Stoppa, Mark Hallett. Directors absent, none.

1. **October Meeting Minutes Review**

Treasurer Linkey made a motion to accept the minutes of the October meeting as presented. Director Hallett second the motion and it was approved unanimously.

1. **Legal Updates**
   * + 1. Property Dispute with Beaver Valley Water Company (BVWC). President Mexal shared that Judge Wright’s summary judgement has been received and rulings have been in the favor of the BVIA. He cautioned that the issue is not completed, and we can expect the BVWC to appeal.
       2. ADORE Complaint Status. The complaint against BVIA was dismissed by the Administrative Judge, but the complainant can request an appeal.
2. **Treasurer’s Report**

Treasurer Linkey provided an overview of the financials as provided by our management partner PDS through October 2021. Total Assets = $52,290.15. Total Expenses in the period = $18,889.91. Total outstanding delinquencies = $7,128.07. Secretary Santora made a motion to accept the Treasurer’s report. Director Bellinger second the motion and it was approved unanimously.

1. **Audit Update**

Treasurer Linkey advised the annual audit has been completed by accounting firm Butler and Hanson. Total cost was $3250.00. The 12-page document is now published on the community website. Ms. Linkey advised that one item of note was the recommendation that BVIA complete a reserve study which would assist the board with the identification of future maintenance needs and a plan for obtaining and allocating funds to complete any identified needs.

1. **Accounting Partner Recommendation**

President Mexal advised that based on discussions with our current partner, Planned Development Services (PDS), they have agreed to continue as our accounting services partner for another year. A motion was made by Director Hallett to accept the contract to continue using PDS for the next year. Director Bellinger second the motion and it was approved unanimously.

1. **Building Plans**

Plans submitted by the Price family were presented and have received approval from Gila Co. Treasurer Linkey made a motion to accept the plans, Director Newman second the motion and it was approved unanimously.

1. **Correspondence**

None submitted.

1. **Projects/Tasks**

Alternative Emergency Exit. Director Lovdahl provided a status update on the progress of the initiative. Gila Co. has agreed to be responsible for the first 40 feet adjacent to Houston Mesa Rd. and BVIA will be responsible for all remaining costs and will be preparing specs for bids. Director Lovdahl encouraged those interested in greater detail to see him directly.

1. **Roads/Grounds/Culverts**

Vice President Campbell provided a status on the ongoing roads projects. The patch/repair of areas approved in the September meeting are scheduled to begin in late November, weather permitting.

Long term plans include obtaining bids to have all the community roads paved. Once cost estimates are received more discussion will occur in anticipation of putting a vote to the entire membership on how to proceed.

1. **Short Term Rental Update**

Member Lois Johnson provided a status of the ongoing member workgroup addressing concerns with short term rentals in the community. Ms. Johnson shared that member are in the process of drafting host “rules” to be voluntarily used by hosts that address the majority of concerns expressed by members. Ms. Johnson advised she was very appreciative of the actions taken by some of the member/hosts. Additional meetings will be scheduled to continue to refine actions.

1. **New Business**

Revenue Needs. President Mexal discussed past decisions to defer increasing the annual dues because of Covid and other concerns, but also explained that improvements made at the request of the members, including professional finance partnerships, annual audit expenses and landscaping services have increased the annual expenses required to maintain the community.

Director Hallett made a motion to increase the amount of the annual dues by 20% ($28/lot) annually. VP Campbell second the motion and it was approved unanimously.

1. **Member Comments**

None presented.

1. **Beaver Valley Estates Auxiliary Update**

Caitlin Gonzalez provided a summary of recent auxiliary event success including recent Beaver Valley Days on 10/16/21. Potential upcoming events include an Adopt a Family Holiday Event.

Director Hallett made a motion to adjourn. Director Newman seconded the motion, and the meeting was adjourned at 10:57 AM.