**BVIA Regular Monthly Meeting Minutes**

**October 3, 2020 10AM**

**Beaver Valley Community Center**

1. **Call to Order**

Meeting was called to order at 10AM. Mr. Mexal began the meeting by reminding those present that due to the ongoing CORONA Virus pandemic that all attendees practice social distancing and wear masks. Mr. Mexal asked that all attendees be considerate of all those present and if they want to speak, wait to be recognized, step up to a microphone and state their name and address or Unit number so all present can hear. Mr. Mexal reminded the attendees that if any attendees demonstrate unacceptable behavior, the meeting may be adjourned.

1. **Establishment of Quorum**

All members were present except for member Mark Hallett. Mr. Mexal introduced Gail Bellinger, who has been appointed to fill the most recent board vacancy.

1. **Review of the Minutes of the August 2020 Regular Monthly Meeting**

Mr. Mexal provided a short review of the previous meeting minutes. A motion was made to accept and approved unanimously.

1. **Legal Update**

Mr. Mexal shared a brief overview of the current state of the property dispute including that the Judge will be holding a telephonic hearing on 10/8/20 and the potential trial date is not yet scheduled but expected to be sometime next July. Mr. Mexal advised our attorneys will be seeking a summary judgment in an effort to come to a final resolution in a timelier manner.

Unrelated to the property dispute, Mr. Mexal shared that we have been notified of a complaint sent to the Army Corp of Engineers falsely accusing the BVIA of making modifications to the “dirt work” to the north of the upper crossing. We are unaware of who filed the complaint and Mr. Mexal shared with the members that BVIA was unaware of and did not approve of any action taken potentially by one of the homeowners in the association.

Mr. Coutu was recognized and offered a definition of the line between community property and federal property in and surrounding the river. A discussion was had that included several homeowners in which it was determined that we do not have a clear definition and will wait and see what comes from the complaint.

Homeowner P. Jenkins shared that he had been in discussions with the Forrest Service to arrange a “town hall” style meeting to learn about what we can do to ensure our rivers remain healthy. Due to the current pandemic, this is on hold.

1. **Treasurers Report**

Treasurer John Corella shared that the transfer of duties is still in transition and he had not yet received access to the books and was unaware of any reporting provided for this meeting. Ann Stoppa advised that financials through month end September 2020 were emailed to all Board members and that physical copies were available to members at this meeting where documents are provided.

Ann Stoppa shared an overview of the status of the transfer to the new management company previously approved by the Board to handle our community finances and dues collection including an overview of the fees and costs associated with different services they will be providing.

Ms. Stoppa advised that as part of the transition, Mr. Corella can work with the management company to design any new reporting he would like to see for the community, including more detail regarding collections costs and recoveries since the current reporting does not appear to provide sufficient detail .

Ms. Stoppa communicated that BVIA has $101,000 in the bank as of month end September 2020. Outstanding receivables are currently $13,406. Ms. Stoppa shared that due to the pandemic we have been sensitive to the needs of our homeowners and have not been aggressively attempting collections, but we may need to consider reinstituting our formal collections schedule in the near future.

Mr. Corella asked how much we have recovered. Ms. Stoppa asked for a clarification as to whether the question related to total collections recovered since we began using legal efforts to facilitate collections. Ms. Stoppa shared that she did not have that specific data available at the time of the meeting. A discussion ensued regarding the financial data provided for the meeting and it was agreed that there may be inconsistencies in how receivables and legal expenses were categorized by the current bookkeeper. Part of the work during the management firm transition will be to clarify and create reporting that provides greater transparency into aspects of the collection process.

1. **Status of Audit**

Mr. Corella advised he will be going back to each of the three firms that had previously submitted bids in order to renegotiate firm price bids and better terms but that he will wait on completion of the management company transition before he engages any firm to perform an audit based on BVIA Board of Directors approval. Mr. Mexal reminded all that the last meeting of the calendar year will be in November and asked Mr. Corella to have the firm audit bids available for that meeting.

1. **Budget Development**

Mr. Mexal addressed this agenda item in part during the review of the prior months Meeting Minutes in which he mentioned that Mr. Corella had provided a draft of an annual budget to the Board members via email just before the September meeting and that members did not have an opportunity to review and comment at that time. Mr. Mexal shared that the draft submitted by Mr. Corella was more of a recap of prior years’ actual expenses and did not capture the go forward funding needs of the community. Mr. Mexal advised that with the movement to engaging a management company to handle our accounting, one of the benefits of this change will be to have the management company assist with the development of an annual budget and that he has prepared an alternative draft that captures some of the proposed future expenditures to be used as a foundation of our budget in concert with the assistance of the new management company. Please note that the draft budget created by Mr. Corella that was made available at the meeting was not identified as a DRAFT and should not be considered as our 2021 budget.

1. **Building Plans**

Mr. Mexal walked the Board through the plans submitted by homeowners Steve and Mia King for the rebuilding of the existing deck on their property. Mr. King stated he would advise us when he has received final approval from Gila Co.

1. **Correspondence -** None
2. **Emergency Exit Update**

Roger Kriemeyer advised that although he has had past discussions with Gila County Supervisor Tommie Martin, there has not been any notable movement in engaging the proper government agencies to make progress in the effort to build an emergency exit to Houston Mesa Road from the end of Buckskin Road.

Homeowner Rick Lovdahl inquired if this effort is to assist those on the other side of the river to have an alternative emergency exit in the event of a flood. Mr. Kriemeyer explained that this solution was not going to provide that alternative.

1. **Roads/Grounds/Culverts**

Mr. Mexal provided a status of the work effort approved in the September 2020 meeting advising that the contractor is expected to be in early November.

In anticipation of needs going into 2021, Mr. Mexal discussed that we will be looking at doing double chip seal work where needed as opposed to the asphalt work that is scheduled for 2020.

1. **Old Business – none**
2. **New Business – none**
3. **Member Comments**

Homeowner Bobbie Bennett shared that she is organizing with homeowner Jeff Welty a online treasure hunt using the information in the “Then and Now” booklet with rewards and prizes for those who find the most hidden treasures.

Treasurer John Corella asked those in attendance to assist the Board with developing our financial priorities by sharing what they believe we should be spending more and less on in the coming year. Emails are available on the community website that input can be sent to.

1. A motion was made to adjourn, and the motion was approved unanimously, and the meeting ended at 10:47AM