**BVIA Regular Monthly Meeting Minutes**

**October 9, 2021, 10AM**

**Beaver Valley Community Center**

1. **Call to Order**

President Mexal called the meeting to order at 10AM.

1. **Establishment of Quorum**

A quorum was established. Members 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. Directors absent, Mark Hallett.

1. **September Meeting Minutes Review**

Director Bellinger made a motion to accept the minutes of the September meeting as presented. Director Newman second the motion and it was approved unanimously.

1. **Legal Updates**
   * + 1. Property Dispute with Beaver Valley Water Company (BVWC). President Mexal shared that closing arguments were completed on 9/22/21 and now in the hands of Gila Co. Superior court. We anticipate receiving the summary judgement from Judge Wright shortly.
       2. ADORE Complaint Status. Awaiting ruling from administrative court. The approximate cost to the community because of Mr. Belt’s complaint is currently more than $8,000.
2. **Treasurer’s Report**

Treasurer Linkey provided an overview of the financials as provided by our management partner PDS through September 2021. Total Assets = $70,635.94. Total Expenses in the period = $4,781.10. Total outstanding delinquencies = $7,098.07. 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 is underway, all documentation has been provided to the accounting firm and we await final response.

1. **Accounting Company Recommendations**

Treasurer Linkey has been in contact with outside accounting firm, “Accounting for You” to determine feasibility to take on PDS responsibilities. Ms. Linkey expected a potential bid by next meeting.

1. **Building Plans**

None submitted.

1. **Correspondence**

None submitted.

1. **Projects/Tasks**

Alternative Emergency Exit. President Mexal provided a status on the project. Tonto National Forrest has not yet granted an easement but committed to do so. Gila Co. has communicated its commitment to being responsible for completion of a portion of the exit.

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 the November, 21 timeframe, weather permitting. A review of long-term needs is still underway.

Landscaping Status. We continue to work through contract items with Tri-City Landscaping and expect to be completed prior to next meeting.

1. **Short Term Rental Update**

Member Lois Johnson shared those conversations are ongoing with homeowners and hosts and an update will be provided at the next meeting.

1. **New Business**

President Mexal introduced a discussion about the potential need to explore increasing the amount of the annual dues to address the increases in expenses to maintain the community property and deliver the level of professional management the community has expressed they require from their association. President Mexal asked Directors currently sizing community projects to provide cost estimates towards creating a financial outlook for review by the board.

1. **Member Comments**

None presented.

1. **Beaver Valley Estates Auxiliary Update**

Patty Gonzalez provided a summary of upcoming community events sponsored by the Auxiliary. These included:

* Beaver Valley Days Pancake Breakfast and Dinner/Dance and Rummage Sale on 10/16/21
* Trunk or Treat 10/30/21

Director Bellinger made a motion to adjourn. Director Newman seconded the motion, and the meeting was adjourned at 10:43 AM.