

BVIA Regular Monthly Meeting Minutes
Saturday, October 08, 2022 10:00 AM
Beaver Valley Community Center

1. Call to order

Meeting called to order by President Bill Campbell at 10:00 am.

2. Establishment of Quorum

A Quorum was established with members present: Bill Campbell, Rick Lovdahl, Sarah Linkey, Mark Hallett and Gail Bellinger.

3. Minutes of last regular meeting

Upon motion made and seconded, the minutes of the September 10, 2022 regular meeting were approved by the Board.

4. Treasurer's Report

(A) Sarah Linkey reported current total assets of \$30,314.03 and dues outstanding of \$2,136.00. Sarah acknowledged receipt of a \$2,050.00 emergency gate donation. The current financial statement is available on BVIA website: bvestates1.com.

(B) Rick Lovdahl noted that BVIA should expect an incoming bill of approximately \$13,000.00 for work done creating the emergency exit in Unit Two.

(C) Questions were raised over PDS administrative "collections" charge of \$2,040.00. Clarification will be requested of PDS.

Upon motion made and seconded, the treasurer's report was moved to file.

5. Building Plans

No building plans received. Rick Lovdahl stated that we should expect building plans from Mike and Barb Miller who have mentioned an addition(enclosure) to their porch.

6. Correspondence

No correspondence received.

7. Project Tasks

(A) Rick Lovdahl reported on the current status of the Unit Two emergency exit noting that the roadbed, including culverts and drainage, have been largely completed. He noted one of the two required gates has been

provided by Gila County and is in our possession. He explained that the contractor from whom BVIA expected to purchase the second gate (the contractor recommended by Gila County) – has gone out of business. In this instance, Rick expressed confidence that our community could build the second gate utilizing community resources and volunteers. Rick explained that the contractor, Black Mountain Excavating, will completely install the outermost gate and provide the needed steel to accept the innermost gate to be provided by BVIA. Rick provided several ideas/suggestions to “personalize” the gate making it “unique” to Beaver Valley Estates. Rick noted that no date has yet been set for installation of the outermost gate. Rick advised that Gila County has certain requirements for signage at the gates and that BVIA will need to provide some type of barrier to prevent unauthorized parking (vehicles, trailers, etc.) in the emergency exit. Finally, Rick stated that Gila County Sheriff Dept representative, Lt. Tim Scott, has been advised of the emergency exit and Lt. Scott would like to visit the site and discuss it with our community.

8. Roads, Grounds and culverts

Bill Campbell reported that, weather permitting, volunteers would be filling in potholes during the forthcoming months

9. Old Business

Member, Jim Wigert, inquired as to the total legal costs incurred thus far in the litigation between BVIA and BVWC. Bill Campbell replied that the total costs have thus far exceeded \$100,000.00. Sarah Linkey offered to provide a breakdown of total costs to Mr. Wigert via email.

(B) Firewise

Rick says basic message to community is “Keep up the good work” in reporting all efforts to keep our community Firewise.

© Member, Dick Harpster, requested to know who will be paying to fill in (repair) the hole excavated in the third bay of the community center. Bill Campbell explained that BVWC will be required to pay the costs of a competent contractor and that the Board is in the process of finding a competent contractor. Mark Hallett noted there has been no communication between BVIA DWID. And BVWC owner, Mike Armstead, since the last Board meeting.

10. Board vacancy

Resignation of Secretary, Sydney Gonzales, has created a Board vacancy which, upon motion made and seconded, Board has agreed to leave vacant until next general election (April 2023). Gail Bellinger has been appointed by the Board to serve as interim Secretary until a new Secretary is appointed.

11. Member Comments

Bill Campbell raised the issue of the need to bring our community CR&Rs and Bylaws up to date and in agreement with one another. It was agreed that the issue shall remain in mind and under consideration at this time.

12. Next Meeting

Noting that next weekend is **BEAVER VALLEY DAYS**, the next regular meeting of the BVIA Board will be held November 12, 2022 in the community center at 10:00am.

13. Adjournment

Upon motion made and seconded, the meeting was adjourned at 10:40 am.