**BVIA Regular Monthly Meeting Minutes**

**September 11, 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 included President Mark Mexal, Vice President Bill Campbell, Secretary Wil Santora, Treasurer Sarah Linkey, Directors Ann Stoppa, Mark Hallett, Gail Bellinger, Rick Lovdahl. Absent Director Dan Newman.

1. **August Meeting Minutes Review**

Director Hallett motioned to accept the minutes of the August Meeting as presented. Treasurer Linkey seconded the motion. The motion was approved unanimously.

1. **Legal Updates**
   * + 1. Property Dispute with Beaver Valley Water Company (BVWC). President Mexal shared that all motions are due to Gila County Superior Court Judge Wright by 9/22/21 and we expect that a judgement will be coming shortly thereafter. President Mexal shared that we anticipate that BVWC may appeal should the judgement be in the associations favor.
       2. Dan Belt complaint filed with Arizona Department of Real Estate (AZDRE) claiming election fraud in the April 2021 BVIA Board Elections. Vice President Bill Campbell provided a summary of the hearing held 9/10/21 before an administrative Judge. Mr. Campbell shared that the Judge requested closing arguments to be submitted in writing and then a decision will be communicated in approximately 20 days. President Mexal advised that the estimated cost put on the community by Mr. Belt’s actions are approximately $10,000.
2. **Treasurer’s Report**

Treasurer Linkey provided an overview of the financials as submitted by Planned Development Services (PDS) through August 2021. Ms. Linkey stated that Current Assets = $73,852.98 and August expenses = $7,367.02 with a special note that $1600.00 of that total was initial deposit for the audit that was previously approved. President Mexal observed that delinquent dues owed to the association that had previously been as high as approximately $40,000 has been reduced to around $7,000 thanks in part to the efforts of PDS. Secretary Santora made a motion to accept the Treasurer’s report as presented, Director Hallett seconded the motion and it was approved unanimously.

1. **Audit Update**

Treasurer Linkey provided a status on the audit preparation.

1. **Building Plans**

None submitted

1. **Correspondence**

None submitted

1. **Projects/Tasks**

Alternative Emergency Exit Status from Unit 2. President Mexal updated the attendees on the status of ongoing efforts to move forward the review and approval process to begin obtaining bids to complete the work. The next critical steps are obtaining the formal easement to the property.

1. **Roads/Grounds/Culverts**
   * + 1. Road Paving. V.P. Campbell advised we still have some cold patch, and the team will be looking to complete needed pothole repairs. Mr. Campbell advised he met with contractor Mid State Asphalt to obtain estimates to complete work in and around the mailbox area and some additional areas in multiple units that are beyond a simple patch to repair. Director Hallet made a motion to approve up to $10,000 to pave the (6) spots identified by Mr. Campbell (not including the area near the mailboxes). Director Stoppa seconded the motion, and it was approved unanimously. V.P. Campbell will also reach out to Gila County to see if they can cover the cost to repair the area adjacent to the mailboxes.
       2. Landscaping Proposal. Patty Gonzalez presented the revised bid by Tri City Landscaping to provide landscaping services to the community including the area adjacent to the community center and playground at $120/month which was a $60/month increase from the prior proposal to accommodate for the additional services. V.P. Campbell made a motion to approve the proposal for services as presented and Director Hallett seconded the motion. The motion was approved unanimously.
2. **Short Term Rental Update**

Secretary Santora provided a status update of the workgroup lead by member Lois Johnson regarding community concerns with the increased issues being experienced by the short-term rentals in the community. A meeting was held that included representation of both residents and owners of short-term rentals in August. A positive discussion was held, and members had the opportunity to discuss their concerns from each of their perspectives. During the meeting a discussion regarding the limited control that the BVIA has based on current laws and existing CR&R’s. Subgroups of the attendees agreed to continue to explore options to encourage responsible host expectations so that all residents can experience the quiet use of their properties. Ms. Johnson will be directing follow up meetings and future updates will be provided.

1. **Management Company Options**

Ann Stoppa agreed to follow up on the potential for a replacement for PDS if needed and will come back with an update at the October meeting.

1. **Drilling Well**

President Mexal provided an update on the request by members at the previous meeting to obtain cost information for drilling a community well using the pending permit previously obtained from Gila County. President Mexal shared the approximate cost to drill the well would be $24,000. President Mexal shared that based on these cost projections it was not in the plans to allocate funds to this project, but if individual members wanted to fund the activity from personal funds further discussion could take place.

1. **Member Comments**

Rick Lovdahl shared information about a potential emergency radio system that could be implemented to supplement communications in the event of an emergency and that he will be scheduling a meeting to be held after the October BVIA meeting for those interested.

1. **Beaver Valley Estates Auxiliary Update**

Patty Gonzalez shared the success of the most recent events hosted by the Auxiliary. Future activities include improving signs and repainting of the tennis court lines. Additionally, Ms. Gonzalez shared that Beaver Valley Days have been scheduled for 10/16/21 with many fun events planned for all. Also, final updates to the community center rental agreement are being completed and should be presented shortly.

Director Hallet made a motion to adjourn. Director Bellinger seconded the motion and the meeting was adjourned at 11:33 AM.