**BVIA Regular Monthly Meeting Minutes**

**September 12, 2020 10AM**

**Beaver Valley Community Center**

1. **Call to Order**

Meeting was called to order at 10AM by President, Mark Mexal. Mark began the meeting by acknowledging the recent passing of another long-time resident of BV, Leroy Smith and provided details of his memorial service scheduled for Sunday September 20, 2020 in Scottsdale, AZ. Mark also encouraged all attendees to follow established guidelines during the ongoing COVID-19 pandemic for wearing face coverings while attending group gatherings and advised masks are available for those who need them. Mark reiterated the expected code of conduct rules of behavior for all participants and reminded attendees that should there be violations of these rules the meeting will be adjourned.

1. **Establishment of Quorum**

Mark advised with 8 of the 9 Board members present, a quorum was established. Mark advised of recent Board member resignation, Gary Labute, as his sale had recently closed and he is no longer able to serve. Gail Bellinger was introduced as the successor Board member based on the votes obtained at the most recent annual meeting. Dick Harpster was next in line for the position but declined for personal reasons. A motion was made, seconded and the addition of Gail Bellinger to the Board was unanimously approved.

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

Mr. Mexal reminded attendees that the draft minutes of our meetings are available for review prior to the meeting on the community website (www.bvestates1.com).

Homeowner Sylvia Corella asked if the exact date of the financial statements could be referenced in the minutes as opposed to the wording “most recent”. Board member Ann Stoppa explained that the report reflects through the month end of the date of the meeting presented. Mr. Mexal asked if Mr. Santora can make that change to the minutes to reflect as such. A motion was made to accept the minutes with the addition of the date of the financial report, a second was made and the motion was approved unanimously.

1. **Legal Update**

Mr. Mexal updated the attendees on the current status of the property dispute with the BVWC. A telephonic hearing took place in the prior week. The attorney for BVWC has made a counter claim against the BVIA and the judge has set a follow up hearing date for 10/8/2020 which will be an evidentiary hearing. No outcome should be expected at this hearing, but Mr. Mexal is hopeful we are coming to a conclusion. An unidentified attendee asked Mr. Mexal what new information was presented in the counter claim and Mr. Mexal advised that it was his understanding that the defendant was introducing evidence dating back to 1966 in regards to the transfer of ownership of the BVWC and the Beaver Valley Development Co. Another unidentified attendee inquired if there was a Racketeering charge filed and Mr. Mexal confirmed that there is a Racketeering charge made by the BVIA against the defendant.

1. **Treasurers Report**

Ann Stoppa presented the financial report through month end August 2020. To address some confusion expressed by members, Ms. Stoppa clarified that our fiscal year runs from April 1 through March 31 annually.

Ms. Stoppa advised of the status of the financial audit approved by the Board at the prior meeting stating that the amount of $3,700 provided as an estimate to complete has been increased by the audit firm to a projection of approximately $5,000 and could increase based on the work required once they begin.

Board member John Corella asked why there was an increase from the original quote and Ms. Stoppa explained the quote was a year old and the new estimates were based on a more detailed review of the work that would need to be done.

A discussion was had between Mr. Corella and Ms. Stoppa about the increase in cost. Ms. Stoppa reminded Mr. Corella that the Board approved the “middle” quote, not the cheapest or most expensive.

Homeowner Sylvia Corella asked if the Board should go out and get new quotes for the audit. Mr. Mexal reminded those in attendance that although the Board approved engaging an outside firm to complete a full audit, we are not required to do so and had less expensive options available to us to meet the requirement.

Mr. Corella expressed his belief that we should hold the current firm that presented the quote to what they provided or go to one of the other firms that had provided a quote. Ms. Stoppa reminded Mr. Corella that each of the quotes were dated at this point and invited Mr. Corella to go out and obtain updated quotes. To facilitate this, Ms. Stoppa offered her resignation so Mr. Corella could assume the role of Treasurer.

A motion was made to appoint Mr. Corella as Treasurer, the motion was seconded and approved unanimously.

VP Roger Kriemeyer asked if it possible to place a cap on the amount approved for the audit. A detailed discussion was held regarding the reasons why this would not be possible. Mr. Kriemeyer made a motion to suspend the current audit engagement and have the Treasurer, Mr. Corella obtain new quotes for an audit, inclusive of costs associated with the bookkeeper to be presented at the next meeting. The motion was seconded and approved unanimously.

1. **Budget Development**

Mr. Mexal shared that Mr. Corella had provided a draft of a proposed annual budget via email to the board members the prior evening and asked that all members review and engage with Mr. Corella via email with questions so a more detailed discussion can be held at the next meeting.

1. Building Plans

Mr. Mexal reviewed the status of the plans submitted for the Ludtke home. Mr. Mexal detailed the prior confusion with the submitted plans as it appeared that the elevation of the plan was not possible due to the placement of the home against a hill and provided that clarification was given by the homeowner that a driveway was being built to the back of the home so the plans were accurate. Mr. Mexal advised the homeowner has already received approval from Gila Co.

Mr. Corella raised the concern that the board appears to approve any submission made that has been approved by county and does not use its authority to evaluate the esthetics of the proposed plan. Mr. Corella suggested that we engage legal council and potentially take legal action against the homeowner for proceeding without HOA approval.

An unidentified homeowner sought clarification from Mr. Corella on what the homeowner had done in violation of the CR&R’s.

Mr. Corella made a motion to not approve the building plans. No second was made. A motion was made to approve the plans as submitted, it was seconded and approved by majority vote.

1. **Projects/Tasks**

Roger Kriemeyer provided a status of the development of an Alternative Emergency Exit. Mr. Kriemeyer apologized for not being able to provide more positive updates at this time but stated he hopes to have more to report at the next meeting.

1. **Roads, Grounds & Culverts**

Mr. Mexal recognized homeowners Bill Campbell and Dan Newman for recent pothole filling.

Mr. Mexal advised he contacted Mid-States Asphalt which had done our most recent repair work about our current needs. Mr. Mexal shared pictures of the areas in most need of repair that may be completed this year. Mr. Mexal obtained a bid from Mid-States to complete the discussed work for $12,146.

Homeowner Bill Campbell asked about the need for concrete curbing to ensure the asphalt holds, homeowner J. Ludtke offered some insight saying there were some options and Mr. Mexal asked if he could provide an estimate for the additional work.

Board member Mark Hallett made a motion to approve up to $15,000 for the asphalt work, the motion was seconded and approved unanimously.

1. **Common Area Issues**

Mr. Mexal shared some recent conflicts between homeowners regarding activities in the common areas of the neighborhood and encouraged all members to act appropriately in their interactions with each other.

Mr. Corella shared that he has observed people parking by the bridge where the current “no motor vehicles” signs are placed and asked if the signs can be moved to prevent parking in the area. If signs are found and volunteers are identified the signs can be moved.

1. **Old Business – none**
2. **New Business**

Ann Stoppa thanked homeowner Mark Davies who had placed a sign up marking a “Bing and Carol Brown Memorial Trail” and offered to replace the signage at the park. Ann made a motion to approve, the motion was seconded and approved unanimously.

Mr. Corella stated that due to the pandemic the government has provided stimulus checks to citizens and the HOA at his primary residence also gave a stimulus check/return of dues to homeowners as well as his finance company provided 3 months return of payments so he suggested that BVIA return $50 back to each homeowner to help carry residents through the remainder of the pandemic. Roger Kriemeyer asked what that would cost and Ann Stoppa advised it would be approximately $20,000. Mr. Corella suggested that $20,000 was nothing to this association as “we have plenty of money”

Homeowner Sarah Linkey offered feedback saying that the amount of rebate would be insignificant and best used for the current and future maintenance needs of the community and that if individual members were experiencing hardships it would be best if they engaged the association to see what assistance could be provided.

Mr. Mexal asked Mr. Corella if he wanted to make a motion and he responded, “what Sarah said”. As no motion was made no action was taken.

A motion to adjourn was made, second and the meeting was adjourned.

Next meeting scheduled for 10/3/20 at 10AM in the Beaver Valley Community Center.