

BVIA MEETING MINUTES

MAY 3, 2025 at 10:00 a.m.

Beaver Valley Community Center

I. Call to Order

President Bill Campbell called the meeting to order at 10:00 a.m.

II. Full Quorum Present

III. Minutes of the 2025 Annual Meeting were presented

IV. Treasurer's Report

Treasurer Sarah Linkey presented the financial report indicating that we are in good shape with \$72,000. With no changes, the report was filed with no changes.

V. Non-payment of HOA Dues

New legislation provides two avenues to initiate foreclosure on property where the dues have been delinquent for a period of 18 months or more OR the amount in arrears is \$10,000 or more. Three property owners will be sent notices from our attorney. Our management company, PDS, can provide options for property owners who cannot pay or want to set up payment arrangements.

VI. Projects

FIREWISE - has stopped any further collection of tree limbs and there is no more dumping. The wood currently collected will probably have to be hauled out as the forest is shut down at Stage 2. Jimmy Ludtke volunteered his dump trailer and his time to haul the wood with a minimal charge of gas and his son's time.

VRBO owners should notify their tenants that there is no charcoal cooking or any type of fire allowed during this time. Signs will be posted.

ROADS, CULVERTS - Bill is working with Buddy Randall. We have allotted \$50,000 this year to repair sections of the road. Jimmy Ludtke will seek prices from Star Valley for road repair, as the cost is approximately \$75,000 per mile for a 2-chip seal.

VII. Old Business

MOTION to approve Budget given by Sarah Linkey and seconded by Audrey Hogue. It was passed unanimously.

VIII. New Business

BOARD MEETING SCHEDULE - President Bill Campbell previously provided a proposed schedule of meetings for the rest of the year with in-person meetings to be held the first Saturday of each month. He also discussed evening meetings and Zoom meetings to accommodate all of our residents. There will be an in-person meeting June 7, which will also be a Zoom meeting

AMENDED CC&R -

We go by the county guidelines. Trailers and campers are allowed during the construction of a site-built home. They are allowed on property with a site-built home but cannot be used as a residence or long-term home.

We need 80% to approve changes to the CCR. We have very few penalties for infractions at this time.

IX. Member Comments

RIVER ACCESS -The easement to the river on Sleepy Hollow will be reviewed at the June meeting.

DOGS - We have dogs running loose in the community, which is a county issue. Discussion was held about the park being separated between dogs and children. It was suggested that a fence be built for a Dog Run separate from where the children play. This will be addressed at the June meeting.

X. Adjournment

Motion to adjourn was made by Audrey Hogue and seconded by Sarah Linkey and the motion was passed unanimously by all Directors present. The next meeting will be held Saturday, June 7, 2025 at 10:00 a.m.