**BVIA REGULAR MONTHLY MEETING MINUTES**

**MARCH 1, 2025**

**BEAVER VALLEY COMMUNITY CENTER**

1. **Call to Order**

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

1. **Establishment of Quorum**

A quorum was established. Directors present: President Bill Campbell and Secretary Lois Johnson. Directors at Large present: Wil Santora, Dan Newman, Mark Hallett and Rick Regnier. Director absent: Treasurer Sarah Linkey.

1. **Minutes of Last Regular Meeting (February 1, 2025)**

The minutes of the meeting of February 1, 2025, were properly posted and were moved to file.

1. **Treasurer’s Report**

President Bill Campbell gave the treasurer’s report in the absence of Treasurer Sarah Linkey. President Campbell stated the February financials were not yet available but would be posted to the website as soon as they are prepared. He also reported that currently the finances of the HOA are in good shape versus several years ago; the goal of having a reserve of approximately $50,000 has been attained; and it is anticipated there may be a surplus of $10,000 at the end of the current budget year.

1. **Building Plans**
2. **924 S. Palomino Way (Garage approval – for potential new owner)**

President Campbell stated a request had been received from a prospective purchaser of property in Beaver Valley as to type of a garage. Initially the prospective purchaser was asking for approval of a Quonset hut, but President Campbell said this would probably not be approved by the Board. The prospective purchaser then submitted a drawing of a metal shed for placement on a double lot, and President Campbell informed his this would be considered acceptable. Director Wil Santora pointed out that approval would have to be obtained from Gila County first, and then the HOA would follow the County’s decision.

1. **Project Tasks**
2. **Firewise**

Rick Lovdahl reported that collection of tree and foliage debris is now being conducted in the area in front of the Community Center. Water Wheel Fire Department has agreed to conduct the actual burn of this debris, most likely to be accomplished in April. Mr. Lovdahl encouraged all to download the Watch Duty app on their cell phones.

1. **Roads, Grounds and Culverts**

President Campbell stated he will begin making phone calls to obtain bids for more chip seal to be done in the community.

1. **Old Business**
2. **Fans**

Director Dan Newman reported the fans have been purchased and hopefully will be installed prior to the Annual Meeting in April.

1. **Locks**

President Campbell is doing additional research on the proper type of fans to be installed at the Community Center.

1. **Community Center Rental**

President Campbell reported that after consulting with the Auxiliary, which is made up of volunteers, the decision has been reached that the request by Eastern Star to use the Community Center once or twice a month on a regular basis, will be denied at this time. The Auxiliary does not have enough full-time volunteers to oversee such use of the facility, and the Center is not ready for a contract of this nature at this time.

1. **2025-26 Budget**

President Campbell stated the proposed budget has not been posted, so it could not be voted on at this meeting. Instead it will be voted on at the first regular meeting of the new Board following the Annual Meeting on April 12, 2025.

The issue of past dues was briefly discussed. President Campell reported that at the executive session held prior to this meeting the Board had made the decision to proceed with legal action again any lot owner whose dues are more than $1,000.00 overdue, of which there are three. It is hoped that once these owners receive the first letter from the attorney, they will proceed to bring their past dues current.

Director Rick Regnier reported he has been working on getting a bid for the second gate on the evacuation road. He hopes to have this soon.

1. **New Business**
2. **Repair/replace Ramada post**

President Campbell reported this matter is in the process of being resolved and does not require Board action.

1. **Member comments**

New resident Zach Lazinski (Unit 2) introduced himself to those present.

1. **Next Meeting April 12, 2025 at 1:00 p.m. (Annual Meeting)**

President Bill Campbell stated this would be the last meeting for Directors Mark Hallett and Wil Santora, whose terms are expiring and they have both opted not to rerun for office at this time. President Campbell commended other Directors Hallett (13 years) and Santora (11 years) for their years in office and for all the time and effort they have invested in the HOA.

Director Mark Hallett moved that the meeting be adjourned; Director Dan Newman seconded the motion; and the motion as passed unanimously by all directors present. The next meeting will be held April 12, 2025, following the Annual Meeting. The meeting adjourned at 10:40 a.m.