

**BVIA REGULAR MONTHLY MEETING MINUTES  
FEBRUARY 7, 2026  
BEAVER VALLEY COMMUNITY CENTER**

**1. Call to Order**

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

**2. Establishment of Quorum**

A quorum was established. Directors present: President Bill Campbell and Vice President Rick Regnier. Directors at large present: Audrey Hogue, Jimmy Ludtke, Dan Newman, and Lois Johnson. Directors absent: Treasurer Sarah Linkey and Secretary Karen Ho-Ching.

**3. Minutes of Last Regular Meeting (January 6, 2026)**

The minutes of the meeting of January 6, 2026 were properly posted and were moved to file.

**4. Treasurer's Report**

In the absence of the Treasurer, President Campbell reviewed the January financial report. He pointed out that there are two months remaining in the current fiscal year. He also stated several properties are in the process of being foreclosed on due to nonpayment of dues.

**a. Review and approval of 26-27 budget**

President Campbell presented the proposed budget for fiscal year 2026-2027. He pointed out the HOA has remained pretty much on target for the current fiscal year. Areas that may need adjustment are landscaping/maintenance, brush hauling, and possible increase in insurance. The remaining items are expected to remain status quo. He did state the amount of \$1,600.00 could possibly be removed from culverts & drainage and applied elsewhere. Also, approximately \$1,500.00 could be saved on water if the water company would run a water line from the pond to the park for watering.

Director Audrey Hogue made a motion to keep the budget as is for the ensuing fiscal year and move \$1,600.00 from culvert & drainage and spread it out for use as needed; director Jimmy Ludtke seconded the motion; and the motion was passed unanimously by all directors present.

Homeowner Wil Santora expressed some concern if doing this would cause the board to abandon the reserve build-up.

**b. Review of dues for 26-27**

Director Jimmy Ludtke stated he was in favor of leaving the dues at the current rate. He feels the board should talk to homeowners concerning raising dues before a decision is made, and that the people need to be informed in advance. Homeowner Albert Masterson stated he felt the dues need to be raised to continue keeping maintenance of the community. It was suggested explanation of the dues and how they are utilized should be presented at the annual meeting.

Director Audrey Hogue made a motion that the annual dues remain at the current rate for the ensuing fiscal year 2026-2027; director Jimmy Ludtke seconded the motion; and the motion was passed unanimously by all directors present.

## **5. Building Plans**

### **a) Greenhouse 320 W. Buckskin**

President Campbell provided a picture of the proposed greenhouse.

Director Audrey Hogue made a motion that placement of the proposed greenhouse on 320 W. Buckskin be approved; director Dan Newman seconded the motion; and the motion was passed unanimously by all directors present.

## **6. Project Tasks**

### **a. Firewise**

President Campbell stated homeowners can stack brush outside the community center for removal at a future date. There is currently no plan for removal and it will be discussed at a future meeting.

## **7. Roads, Grounds and Culverts**

There was no discussion on this matter.

## **8. Old Business**

### **a) CRR committee report**

Director Audrey Hogue she will hold a committee meeting on February 25<sup>th</sup> at 5:00 p.m. at the Community Center.

## **9. New Business**

Jimmy Ludtke stated he has talked to Mike Armstead, owner of the Beaver Valley Water Co., concerning possible purchase of the company. Mr. Armstead is willing to sell to a potential coop and would carry a note with monthly payments of \$5,000 plus interest. The sale would include the water company and water rights. There is a \$56,000 reserve which he would give to the homeowners to help purchase improved equipment. The water company has income of approximately \$12,000 - \$13,000 monthly; expenses include \$3,000 monthly for meter readers and quality control; he tries to have a surplus of \$4,000 to put into repairs. The pond is on lease to buy. It was suggested a presentation on this potential purchase be presented at the annual meeting.

## **10. Member Comments**

Richard Kaiser asked if the board is satisfied with the road work recently done on various roads in the community. President Campbell stated "Yes", and that some additional work will be contracted for in the future when weather permits.

Mr. Kaiser inquired as to abandoned vehicles on several properties. President Campbell stated this needs to be addressed to Gila County by concerned homeowners.

## **11. Next Meeting**

The next meeting of the BVIA Board of Directors will be Saturday, March 7, 2026 at 10:00 a.m.

## **12. Adjourn**

Director Audrey Hogue made a motion that the meeting be adjourned; director Dan Newman seconded the motion; and the motion was passed unanimously by all directors present.