

BVIA MEETING MINUTES
SEPTEMBER 6, 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. Quorum Present, with board members not present: Sarah, Rick and Audrey.

III. Minutes of the August 5th meeting were reviewed and filed.

IV. Treasurer's Report - it was not available at this time.

V. Building Plans - Bill researched the guidelines for site-built, modular and manufactured buildings. We have provisions to prohibit all manufactured homes.

The definition of a modular home is: "Factory-built in sections (modules), then transported to the site and assembled on a permanent foundation. Modular homes are built to meet the same state and local building codes as site-built homes. Once assembled and placed on a permanent foundation, they are treated the same as site-built homes."

A Motion to do a case by case review for all prefab and modular homes by inspecting the specs was made by Karen Ho-Ching and seconded by Jimmy Ludtke. The motion was voted on and carried. If the structure is approved, they must meet county guidelines also.

VI. Project Tasks

Firewise - Jimmy Ludtke is spearheading this project and will pick up brush on September 20, 2025, for Unit 3 only. We are planning to complete one unit each month.

VII. Roads Grounds and Culverts

Work is scheduled to begin next week.

VIII. Gate

We received a reasonable bid which came in under budget

VIV. Amazon Lockers

We were trying to work with the Post Office, but it was difficult. We are looking at the HOA community center being a site receiver for Fed Ex, UPS and Amazon. Residents would sign up for the delivery, and there would be a cost to use this service. It would be a 5-year contract with Amazon.

The next meeting will be held on Tuesday evening, October 7th at 6:30. We will email the Zoom link to homeowners.

X. Adjournment

A motion to adjourn was made by Jimmy and seconded by Lois.