

Minutes

BVIA Board Meeting

Tuesday, June 9, 2026

Meeting called to order at 5:30 pm

Board members present: Bill Campbell, Audrey Hogue, Jimmy Ludtke, Sarah Linkey, Marty Frantz

Absent: Rick Regnier, Karen Ho-Ching, Sheila Vaughn

Minutes were reviewed and no changes made. Moved to file

Finances:

Total assets as of 5/31/26	\$170,372
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Past due fees 60 days	\$16,800
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Past due fees 90 days	\$7,930
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Expenses are within budget.

No corrections needed and report moved to file.

Taxes and compilation completed by new CPA firm

Reviewing electric bills from Dec 25, Jan and Feb 26. Higher usage than previous years. Since usage is back to normal, it may have been because of furnaces. Looking at solutions.

Reviewed status of accounts sent to the attorney for possible foreclosure. Making some progress, but not getting responses from homeowners.

Firewise Projects: On hold until monsoon season.

Roads and Culverts

Bill will begin getting bids for patching and fixing roads. There was discussion on holding back on some repairs in the thought that the water company may begin pipe replacement in next few years. More information will be brought up in July.

New Business

Marty Frantz made a presentation to the board on how to work with Hardship cases of property owners. The HOA would establish a fund that would pay off the past dues and set up a payment agreement for the debts plus interest. A lien would be maintained on the property until paid. This process would save on collection charges and possible foreclosure. No decisions made at this time and will be reviewed again in July.

Member comments:

Question came up on whether modular homes are approved. Last year the board agreed that they would consider modular homes on a case by case basis. Modular homes have greatly improved over the years and are considered the same as site built by the county.