

Buckskin Artists Community, Inc.

Board Meeting Minutes

August 29, 2026

Via Zoom

Meeting Called by Gary Martin

Call to Order

The meeting was called to order at 9:00 am

Roll Call

Board Members present were Gary Martin, Camille Cisek, Joe Kemp, Tanner Perkins, John Halverson, Dan Stone, Andrew Gillett, Ted Mathias, Mike Farmer, and Chris Packard. A quorum was present to conduct business.

Minutes Approval

Camille made a motion to approve June 20, 2026 board meeting minutes with amendment to add discussion of \$8900 in legal fees Mike seconded, the motion passed unanimously.

Discussion on filing liens

The board discussed the process for handling members with late dues, specifically focusing on the cost and effectiveness of filing liens after two years of non-payment. John agreed to contact his company about the legal process and costs associated with filing liens, including whether legal fees can be recovered. The board decided to gather more information about the specific properties involved, including whether they are occupied homes or vacant land, before making a final decision on pursuing liens.

Discussion to earmark funds

The board discussed earmarking funds for reserves, John made a motion to use new \$900 in fees when selling a property such as transfer fees and the previously paid \$3,000 presidential salary to build reserves, Mike Seconded, Chris abstained the motion passed.

The group agreed to track reserves through monthly balance sheet reports rather than creating a separate account, as suggested by Tony and Dan. Gary also announced that \$50,000 had been placed in a 3-month CD at National Bank earning 2.96%. The board discussed the need to notify members about new HOA fees, with Chris emphasizing the importance of transparency. The group debated whether a 30-day notice was required for the fee changes, with some board members unable to find clear statutory requirements for this notice period. The board agreed to send a formal letter to all members about the fee changes while Andrew was tasked with researching the specific legal requirements regarding the 30-day notice period over the next few days.

Discussion on President's Pay

Chris raised concerns about compensating HOA board officers after receiving a complaint from a homeowner about Gary's refusal to help with road repairs due to lack of payment. Gary clarified that his decision not to work on county roads was based on business preferences, not compensation, and explained that he only performs duties within his role as president. John expressed his view that the president should remain a volunteer position, though this discussion was ongoing with new board members needing more information about previous decisions. Chris researched the legal requirements for compensating HOA officers and found that while Arizona allows it under certain restrictions, there is no explicit mention of officer compensation in the community's governing documents.

Chris recommended that if the board decides to compensate officers, they should be explicit about the reasons in their minutes and communications with homeowners, acknowledging that board service should primarily be unpaid in a self-managed HOA. Camille clarified that only the secretary-treasurer position is paid, and Chris raised concerns about unclear expectations and responsibilities for board members in a self-managed HOA. The discussion highlighted the need to update the road policy and budget, with Gary emphasizing that being a water company takes priority over road maintenance, though Chris questioned whether this is communicated to members properly.

Discussion of Legal Fees

The board discussed member requests for legal fee disclosure information, with Gary clarifying that while itemized invoices are available to members upon formal request, they won't be automatically distributed to all members. The board agreed to send the specific fee breakdown information to a member who had requested it during the meeting. The group also decided to add road policy and president duties/responsibilities to the next board meeting agenda, and approved posting draft board meeting minutes for member review before final approval.

Call to the Members

Nothing was brought up by members

Adjournment

Chris made a motion to adjourn, Dan seconded, the motion passed the meeting adjourned at 10:55 am.