

BUCKSKIN ARTIST'S COMMUNITY

BOARD MEETING MINUTES

April 30, 2016

Attending: Steve Stearns
Mike Conner
Maggie Dahlgren
Jim DeBoy
Jim Albu
Doug Odette
Kelly Fletcher
Duane Badger
Doug Eddy
Shane Tunnell

CALL TO ORDER:

Call to order by President Steve Stearns at 9:07. Introductions were given to Bill Bess, Assistant Public Works Director for Navajo County, Chris James, USFS District Ranger, and Barbara Samples of The Mogollon News, after which the board and visitors introduced themselves.

OLD/NEW BUSINESS: In order to provide minutes of the meeting, the following is cut/pasted from the rough draft that is prepared. A final version will be completed and posted to OurBAC.com the week of May 30-June 3.

New Business: Artists Draw Road Gate closure discussion. Chris James reviewed what he had agreed to in his letter. "Own your decision, it's your road."

Two options: 1 Never be able to have sole access to forest – only time is through separate permit
Chris James stated there are six other accesses to the forest. Forest Service does not have a say. "It's your decision."

Maggie Dahlgren spoke about change in bylaw.

Chris - FS will not seek easement/or pay any maintenance costs.

Steve asked if there is anything else they (FS) would consider

Chris - use newspapers - public entering private land and would follow sign requirements consistent with county - not just any old signs ex: speed

Mike Conner – had question about permittees and specific activities ex.- 6months for livestock and periods of time when it has been closed.

Chris James referred to six legal access points to enter forest Chris - 50, 51, 86/Black Canyon (He did not list all of them). Chris James asked for questions:

Kelly - mentioned the Meadow Lane option asking if they would consider travel plan management.

Maggie – could work with Steve on con conditions on what they would legally accept.

Kelly gave example: our gate will be closed @ 9p.m. - 5a.m. to which Chris James said not suitable. Conditions apply to public & members alike. He also said FS won't pay for signs.

Duane Badger suggested speed bumps

Doug Eddy asked about entering BLM Land with a gate on ADR side with the public or HOA and having access codes to relieve the HOA, and having everyone signing a disclaimer. Chris James said the complexity of request is too great. And not interested in that condition

Mike Conner - stated Road doesn't need to be up to FS standards. Chris said we would allow, not require you to upgrade road.

Duane Badger suggested signs – Travel at your own risk.

Bill Bess spoke of the e-mail that he sent Steve Stearns concerning the road which stated it was: Dedicated to public since 1961, HOA right of way owned & county does not take any responsibility. Bill Bess says Navajo Count will now be willing to maintain and take over liability on that road. And it will change the 1961 declaration to Navajo County and it will be maintained as a primitive road. The board needs to request this. He also stated that every 16 weeks the county will be responsible for maintenance and the county will have all liability. Speed 15 mph and no speed bumps.

Kelly asked for sheriff to enforce speed. Bill Bess replied they put out two tubes to register speed and enforcement will have to...

Bill Bess said transfer of HOA right of way would go to county

Kelly Fletcher asked how roadway will be shifted. Bill responded that the county will work with us, doesn't want to cut in rock because of expense. The surveyor will not reset pins to determine right of way. He said it would take several months. Maggie Dahlgren – not at our cost

Steve Stearns stated that he got with insurance agent Monte Hancock who said that as long as the road is maintained to the standards of the other roads in BAC that the road does not increase liability costs.

Doug Eddy asked about "our liability". Steve – we have insurance that covers board members. No other questions/ comments? : none.

Open/close status - vote by entire membership of HOA dues have to be current on both or all properties

1)voting process committee Steve appointed Maggie Dahlgren and Jim Deboy - together they will open envelopes and tabulate results. Steve entertained motion to approach attorney about 1 vote per property owner or 1 vote per each property by same owner. Mike Conner - 1st if 1 vote per HOA owner or 1 vote per property. Duane Badger 2nd. Vote was unanimous. ? as to what date we can send them out

2)Position Statement Kenny Cordalis was unable to attend wrote position statement to open gate. Steve said he will e-mail them - wants professional input on statement (Bill Bess & Chris James) comments can add to Kenny's Mike states it should be accurate & fair/Steve based on facts. Edits should come to HOA computer.

3)Jim Albu said if county takes over & they take liability the then he would vote different. Maggie Dahlgren also spoke of liability. No gate at bottom if county takes over. Jim Albu – have to decide what will be on ballot. Shane – A open B close C county would, or could take over. Maggie spoke of ballots with 15% return – 51% have to be for one. Jim proposes: open, close and then if open county or not. Maggie: open-let county take liability, close. Maggie: states those in good standing – those who paid dues can participate. Maggie and Steve: spoke of mailing addresses and updated information – e-mail, telephone #s, County website and Quick Books.

Jim Albu makes motion - to request Forest Service opening the gate with turning over the road to county maintenance or closing the gate & HOA maintains & keeps liability. Doug Eddy 2nd the motion. Motion carried with 1 opposed.

Discussion with Jim Albu about change in bylaws. Steve said Chris James had said he doesn't want HOA to flip/flop and we should finalize thru your community (vote) to change CCR's.

Kelly asks what % of membership is required gray area - ? for attorney. Chris James - "You have 6 months to update bylaws ." Steve suggests sending out self-addressed stamped envelop will encourage return. Charlott Johanson said the motion can be tabled until answer from the attorney. Steve motioned to table motion of Jim Albu. Diane Dahlin said send out request to update Address, e-mail & telephone #s. Kelly Fletcher will get with attorney within 1 week – then finalize ballot by e-mail to board members &-position statements with ramifications to community.

Time line for ballots: with little discussion. Kelly Fletcher made motion to allow 30 days from time ballots are mailed & returned - in our possession. Jim Albu 2nd motion. Motion was unanimous.

Shane asked Chris if HOA could request FS to temporarily open gate for Memorial Day weekend. Chris James stated he would need something in writing from board president for Memorial Day weekend or whatever days you want. Maggie made motion to open gate & remain open until decision & HOA vote. Shane 2nd the motion. Duane, Maggie & Shane voted to open the gate. Motion was opposed by everyone else.

Shane said considering those owners that he wants off duty sheriff to be on duty the whole weekend – the entire duration (thinking of the people on that road) & the potential volatile situation. Discussion continued with Maggie seeking input from owners on that road portion. Steve asked Chris James about signs from FS. Chris stated that changing makes it worse & may make press release to be conveyed all over town. Bill Bess said county will provide signage and cones. David Bachman suggested opening the gate for 60 Days starting Memorial Day weekend - the 4th of July. Glen Chapman – open gate until decision of BAC. Shane made motion to have officer for entire weekend at bottom of hill 0600--. Mike 2nd the motion. Maggie said officer to inform that HOA is working on decision (Duane 2nd motion for officer) Vote was unanimous. Gate remains open for walking & horseback riding & those with special access.

Steve offers 1 minute to each member in audience who wants to speak (20minutes allotted). Steve stated we encourage people to join board, be a part of community, deal honestly with facts, be involved with mundane facts & respect anyone at anytime to be on board. Glen Chapman, “If you get one vote, your elected?” “Yes, if we have positions available.” Diane Dahlin, ”Not everyone is available.” Steve Stearns - likes the diversity different life styles and opinions. Mike Conner - Accept “write ins” (candidates). Jim Albu – board is able to accept new members at anytime.

Troy Glover - appreciates Board service and sympathizes with all these people and is not crazy about options and losing complete control of road. Kelly Fletcher - spoke of how they opened the gate for the fire and reopened it in 2003 & it funneled the traffic since two other accesses closed. Kelly-It’s come to light - FS said , Fences are to keep livestock out of community. New travel management rules. Asserted private property right.

1142 break

Secretary/Treasurer: Profit & Loss Statement Review: Still in collection process

Jim Albu wants to see a budget for wells and roads . Dues had gone from \$225 to \$325 Kelly suggest we may have to decrease or reverse amount. Jim Albu says we have to justify dues amount. Jim Albu says we should change Profit & Loss to Financial Summary. Kelly said we have more money because we took in past dues.

Road Committee: Shane Tunnell asked, “Why can’t we address Artist’s Draw Road work and change to improve the road. He suggested t using \$20,000 to improve the road. Mike Conner asked about Deer Hill Road. Shane Tunnell said – we did some stuff on that road and some stuff can be addressed. Mike Conner asked about the well road and Shane said it will be done this week.

Water Brief: Jim Albu spoke on shrinking the water district. On April 14, 2016 Jim Albu met with the ADEQ personnel and they inspected our wells for free. Doug Eddy stated that the well (s) pumps 50,000 gallons of water/day.

Steve Stearns asked for vote to accept reports and Shane Tunnell 2nd the motion. Vote was unanimous.

Steve Stearns spoke of collection letters for past due HOA dues that were sent out last fall. When the letters were sent out , a notation that if an owner owned more than one property that the properties could be combined and the owner would only be charged dues for one property. Owners with on going past dues were decided on to be sent to the HOA legal agency.

Annual meeting: Mike Conner and Doug Eddy said they would take care of getting the chicken and necessary items for the picnic.

In closing, Steve said he wants to see the road issue concluded. Also, that we need to find way to change the CCR's. Kelly said he will be asking the attorney about CCR's, by laws, and per member parcels (vs owning single property) and percentage of ballots required for decision.

Meeting was adjourned at 1237.