

Buckskin Artists Community, Inc.
Board Meeting Minutes
02-27-16

Board Members Attending:

Steve Stearns	President
Mike Conner	Vice-President
Denise Stearns	Secretary/Treasurer
Jim Albu	Water Committee
Doug Eddy	Water Committee
Shane Tunnell	Road Committee
Kelly Fletcher	Road Committee
Duane Badger	Road Committee
Margaret Dahlgren	Architecture Committee
Doug Odette	Architecture Committee
Jim Deboy	Architecture Committee

Call to order:

Steve Stearns called the meeting to order at 09:08.

Business:

- 1) Artists Draw gate closure at the entry to the National Forest.
Several members of the HOA were in attendance along with Debbie Roznovak of the USFS and other individuals in the local community who were interested in the closure discussion. The following are the major points discussed and action taken by the board:
 - a) Several HOA members that live on Artists Draw discussed the dangers of living on the road with excessive traffic, noise, dust, safety and liability issues.
 - b) Results of a phone poll of property owners that live on Artists Draw was provided by Steve Stearns: able to contact 9 of the 12 owners on the discussed section of road. All wished the forest motorized access gate to be closed and locked, and the walk-through gate to remain unlocked.
 - c) Historical forest access through Artists Draw was presented by several that have been raised and/or lived for several years in BAC and in the Heber-Overgaard community, and who wish for the gate remain open.
 - d) Debbie Roznovak, representing the USFS made the following points:
 - 1) The USFS recognizes the discussed section of Artists Draw to be a private road;
 - 2) The USFS would deny access to the forest through Artists Draw unless the road were maintained by the Navajo County road maintenance department (Navajo County representatives did not attend this meeting as per Bryan Cook's verbal agreement). She stated that the existing motorized access and walk through gates would be removed and the gap fenced with barbed wire if we did not turn the road over to Navajo County for permanent maintenance.
 - 3) She stated that Christopher James the District Ranger would make the final determination related to closing the motorized access gate or fencing off the gap.

- e) After further discussion, the following combined motion was made by Mike Conner and Shane Tunnell: 1) Leave the concrete barriers in place until the determination of gate status is made by the USFS, and 2) work with the USFS to get the motorized access gate closed and locked and keep the walk-through gate open, with the USFS allowing administrative access. Motion was seconded by Jim Albu and passed unanimously.
- f) Shane Tunnell agreed to speak with Chris James (see Appendix A).

Committee Reports

- 1) Secretary/treasurer
 - a) Denise discussed details of the Secretary/Treasurer report.
 - b) Denise and Steve spoke of a recent meeting with Bob and Dan Martin in Mesa to gain a further understanding of QuickBooks. Bob stated that there were several problems in the QuickBooks version we are now using. He counseled that the HOA needed to purchase the most current version of QuickBooks. Bob and Dan will meet with us on March 11th to download the newest version and complete the accounting process.
 - c) Denise and Steve reported changing the phone to a Verizon mobile phone account saving about \$40.00/month in fees. They also discussed using HOA funds to purchase Windows Office and pay for hard drive cleanup that have been necessary for the HOA to become independent from operating under another person's license. A new printer and file cabinets have also been purchased for the HOA office.
 - d) Kelly mentioned that the HOA is doing well financially and may want to think about, as a good will gesture, lowering the annual dues. Steve mentioned the need to increase dedicated funds available for water system repairs because the aging pumping and piping system are exhibiting more problems. No motion was made and no action was taken.
 - e) Kelly made a motion to accept Treasurer's Report and Doug Eddy seconded the motion.
- 2) Road Committee

Shane and Steve discussed road maintenance that has been completed through November, 2015. Plans for this year include more stabilizing and gravelling roads within the HOA as money allows. Specific roads mentioned were Artists Draw and Deer Hill that will require more repairs this year.
- 3) Architecture Committee

Nothing going on at this time.
- 4) Water Committee
 - a) Jim Albu presented and commented on a letter which will end additional water service to parts of the northern half of the water district. Existing service will be maintained. He produced a map with the proposed new water district lines. Following discussion by the board, Jim was asked to formulate a letter to send to homeowners in the area. Mike made a motion to decrease the size of the water district as per Jim's information. Duane seconded the motion. It passed unanimously.
 - b) Jim and Doug discussed the freezing of some piping at the upper well this winter. Additional heat tape will be installed.

- 5) Shane suggested looking into the cost of a solar power system to provide energy for the HOA well pumps. Steve asked Jim and Shane to research the equipment, costs and potential savings to the HOA.
- 6) Shane made a motion to accept the committee reports. Duane seconded the motion. It passed unanimously.

Other Business

- 1) Steve reviewed the tenure of the board members and asked for suggestions from the board for people to approach about serving on the board. Mike has served several years and will resign from the board this spring. Doug will contact Mark Hollinger. Steve will speak with Diane Dahlin, Ted Mathias and Brian Kennison. Mike will speak with Michelle Oie. Steve wants to send out the election ballot with the annual statements the first week of April.
- 2) The annual meeting and picnic will be Saturday, May 28. The large ramada is reserved in the county park in Overgaard from 11:00am until 3:00pm. Final details will be decided upon at the next board meeting.
- 3) The board discussed the Secretary/Treasurer position and wishes that Denise continue in the position. Denise agreed to continue in the job. Jim Albu made a motion to increase the pay by \$8.00/month of the Secretary/Treasurer position. Doug seconded the motion. It passed unanimously.
- 4) Signage at the eastern entrance to Artists Draw was discussed which would discourage non-owners from driving on the road. Shane will check on the cost of a sign.
- 5) The next board meeting will be on Saturday, April 30, 9am at the Stearns' home.
- 6) Mike Conner made a motion to adjourn. Doug seconded. Meeting adjourned at 12:55.

Appendix A.

Follow-up: Shane and Steve met with Christopher James on Monday, Feb. 29 at the USFS local office. Chris agreed to closing and locking the motorized access gate and allowing administrative access. The walk-through gate will remain in place and remain open. The gate was closed and concrete barriers were removed on the Feb. 29th 2016.