**BUCKSKIN ARTISTS COMMUNITY**

ANNUAL MEMBERSHIP MEETING MINUTES

 May 25, 2019

The meeting convened at 12:44 pm and was called to order by Steve Stearns.

**Introduction/Welcome** - Steve

* Members, family and friends were welcomed.
* Special recognition and thanks was expressed to our BAC Veterans who were present. The Veterans received a round of applause. Also, our nation’s current soldiers, who protect us and our freedoms were acknowledged.
* Past and all of the present board members were thanked for the unselfish that they do for BAC.
	+ Jim and Mark were thanked for their work on the new well. Doug was thanked for his continual vigilance on the water system.
	+ Sue, who works on the newsletter and manages our website was thanked as well.
	+ Brian Kennison and Bob Piazza were also recognized for donating their time and equipment to work on Artists Draw.
	+ Maggie and Diane were thanked for seeing that Architectural Committee regulations are consistently followed.
	+ Denise was also thanked for keeping QuickBooks and our finances in order.
* Steve introduced Kenneth Garvin, the Operator for Heber Water and thanked him for his work on BAC’s water system. BAC really appreciates that he responds quickly to emergency repairs. He has found and repaired water leaks that we did not know about. He has recommended needed changes in major piping at the pump stations to alleviate freezing problems that have been a problem for years. Above all, he has worked well with Jim, Ted and Steve for several years in making sure that our system is reliable and safe.
* Kenneth then spoke about the future with more stringent specifications in water testing. He stated that BAC’s water has no problems.

**Secretary/Treasurer Report**: Denise

* Denise read the minutes from last year’s annual meeting and reviewed the annual Treasury Report that was in the 2019 meeting handouts. There were no questions for her.

A motion was made by David Bachman to approve her report and was seconded by Duane Badger. All approved.

Steve then asked for committee reports:

**Architectural Committee**: Maggie Dahlgren

* Maggie reported that it is important that new owners are notified of the HOA architectural regulations before they build or modify structures on their property.

**Water Committee**: Jim Albu and Steve Stearns

* Jim reported that the new well is up and running with a total cost of about $92,000.00. It has been funded mostly by the sale of the property at the lower well site. The ADEQ required water testing which cost $3,500.00 showed no violations. Again, we have excellent water from all three of our wells.
* Other work that will be completed this year is the repiping of the old upper well discharge with galvanized pipe, replacing the PVC that shows signs of deterioration. Also sheds will be built and bought to cover the well heads and provide proper storage of the water treatment tablets we use. These items will alleviate freezing problems we have had for years.

**Road Committee**: Steve

* Steve reported that we spent $15,000.00 last year to upgrade the road surface on Artists Draw and to repair Deer Hill, Pine Cone, Crest and Cliffview roads after a severely damaging thunderstorm last summer. Other blading and culvert cleaning was completed on all our roads.
* Road surfacing material will be added to Deer Hill and other roads this year as our budget will allow to better the road surfaces.

**CC&R Revision Committee:** Steve

* Committee members were not able to be present. The committee is looking at amending some CC&R’s that are not realistic and for our environment here in country and forested areas. They will be reporting their findings to the Board for final amendments which will be sent to all members for approval.

A motion was made by Mark Hullinger and seconded by David Bachman to accept the committee reports. Motioned carried unanimously.

**Old & New Business opened to all members that were present:**

* Steve thanked Duane Badger and Doug Odette for their work on the board the last six years. They have both contributed with their experience and expertise to the work done by the road committee.
* He spoke of the change to the Bylaws, reducing the number on the Board from 25 to 15. The reduction is being done by attrition. The number on the Board swelled to 25 during the Artists Draw/National Forest access discussions and decisions. Following the resolution, many stopped attending Board meetings, resulting in some meetings not having a quorum and not being able to conduct business. Several members make an effort to travel up from the valley and other areas to attend meetings. Not being able to conduct business resulted in a waste of their time and travel expenses. Hence, the Board affirmative vote to reduce the number of Board members.
* He also mentioned the Excel spreadsheet in the handout indicating board members and tenure.
* Jim stated that he was beginning work on an information and operating manual for our water system.
* Steve stated that he was beginning work on retyping the Bylaws and Articles of Incorporation in a Word format which will make it easier to incorporate changes.
* Sue briefly reviewed information on our website and mentioned that she appreciates any suggestions and updates to improve the information she manages on the site.

There was no other new business introduced by the members in attendance or anything else they wished to discuss. A motion to adjourn the 2019 BAC HOA Membership meeting was made by Mark Hullinger and seconded by Doug Eddy. All approved.

Meeting adjourned at 1:25 pm.