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**ANNUAL MEMBERSHIP MEETING MINUTES**  
**May 28, 2022**

The meeting convened at 12:37 pm and was called to order by Steve Stearns. Members present had been given a handout containing the Meeting Agenda and the Annual Treasurer's Report.

**Introduction/Welcome - Steve**

- Steve welcomed everyone.
- Those who have served our Country were asked to stand. They were thanked for their dedication, sacrifice and service and received a round of applause.
- Everyone attending introduced themselves.
- Steve asked the Board members present to introduce themselves. After their introductions, Steve said how much he appreciated them and thanked them for the service and work they do for BAC. They were also thanked with a round of applause.

**Board Member Reports**

**Secretary/Treasurer Report**

- Denise reviewed the Minutes from last year's Membership meeting
- Motion was made by Mark Hullinger to approve the minutes. Ted seconded. Motion carried.
- Denise discussed the Annual Treasurer's Report that had been handed out to everyone. There were no questions for Denise.
- Motion was made by Mark Hullinger to approve the report. Camille Cisek seconded. Motion carried.

**Architecture Committee**

- Maggie spoke about ensuring that New Construction or Change requests be completed and sent to BAC. She stated that the requests are reviewed and sent back as soon as possible.
- Steve thanked Diane and Maggie and new committee member Gary for their work in ensuring BAC is consistent in following our CC&R's.

**Water System Committee**

- Jim stated that there were no major breakdowns in the last year.
- He discussed the well equipment monitoring cameras installed in the upper well house. Because of their success in monitoring, he plans to also install them in the lower well house.

- He stated that BAC received no water quality violations from the State in the last year.
- He discussed a pumping facility tri-annual inspection performed by the ADEQ. There were a few minor items that were pointed out that were quickly resolved.
- Jim also discussed the freeze protecting insulated sheds and heaters at the well sites. There were no freezing issues again last winter.
- Camille and Joni stated that the well sites and the structures look great.

#### Road Committee

- Steve discussed the status of road work done in the last year. The contractor BAC uses to blade the roads was ill during the fall when work is normally done and no other operator is available in the immediate area. Serious flooding issues were addressed on Pine Cone Rd. Two other plugged culverts are planned to be worked on in the next two weeks.
- Diane thanked Mike Shlee for the work he has done on the upkeep of Deer Hill Road. Steve also thanked Mike, Bob Piazza and Brian Kennison for the upkeep they do on Artists Draw and other roads.
- It was noted that Artists Draw has held up well and the speed bumps help in slowing down traffic.

Motion to accept committee reports made by David Bachman. Gary Martin seconded. Motion carried.

#### **Membership New Business**

- Steve spoke of his thanks to homeowners who have resolved member complaints about noise and other issues. Additional rules and fine structures are not being developed at this time because of homeowner cooperation. He encouraged homeowners to speak with neighbors to resolve problems. Jim mentioned that some owners didn't know they were creating a problem until a neighbor spoke with them. Steve stated that BAC does not want to become a policing agency, but will continue to monitor problems as they arise and will take further action if needed.
- Ted Mathias spoke of the extreme fire danger we are in with Stage 2 restrictions and encouraged all members to cut dead grass and brush and remove them from properties. He stated that all it takes is one small spark and it's gone. Steve mentioned the work that Dan Stone has directed done throughout Camp Heber to reduce the danger of fires.
- Amy Martin stated that she appreciated and liked the recent newsletter that was sent to everyone
- Steve asked if the water conservation letter that was sent out was also effective. Several answered that it was.
- Diane asked if dues payments could be set up with Venmo. Jim Albu stated that he will work on it.

Motion to adjourn meeting made by Kelly Fletcher. Maggie Dahlgren seconded. Motion carried at 1:23pm.