

Buckskin Artists Community, Inc.
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04-30-22 Board of Directors Meeting Minutes

Board Members Attending

Steve Stearns
Denise Stearns
Jim Albu
Kelly Fletcher

Frank Davis
Ted Mathias
Diane Dahlin
Jack Haenichen

Gary Martin
David Bachman
Cully Howland

Board Members Absent

Bob Piazza – notified
Doug Eddy – notified

Mark Hullinger - notified
Mark Allen – did not notify

Call to Order @ 10:00am – Steve

- Steve thanked the members for attending, and stated that he understands the cost to those driving up from the valley. Meetings are called only when there are enough agenda items to warrant them, or as needed to address an important item.

Secretary/Treasurer Report – Denise

- Denise reviewed the minutes from the Board meeting of 05-29-21. No changes were made by the members.
- Denise reviewed the current (and annual) Treasurer's report from May 1, 2021 through April 30, 2022. Jack commented that although the Edward-Jones money market account earned very little, we are prudent in not moving the money into a more risky investment.

Motion to accept reports – Jack. Seconded – Frank. Motion passed unanimously.

- Late dues and collection information was reviewed by Denise and Steve. We are very close to having 2021 late dues paid and have only one account turned over to our collection firm. Steve reviewed BAC's late dues and collection procedures.
- Dues charges for properties being combined were discussed. There are 4 properties presently in the process on which 2022 dues were not charged: one should be completed May 2; two are in the process with the County, and; one is in the active, but very slow process of the abandonment of a road dividing two of his properties before being able to combine.
- The Board reviewed the one account in collections. Several members added to the discussion. Property lien: It was agreed that a lien should be placed on the property. Steve said that he didn't think there was one but would check and file one if needed. (Note: Subsequent to the meeting, Steve checked, and an assessment lien was filed by BAC May 20, 2021 and recorded by the County on May 28, 2021). Water Service: It is clearly stated in BAC's Water Service Policy that the Board has total authority over who

can and cannot connect to the service. It was suggested that a letter be written to the property owner stating that BAC will exclude future water service to the property unless and until all past dues are paid in full and future dues kept current. Steve stated that he would write the letter.

Motion to write and send the letter – Kelly. Seconded – Jack. Motion passed unanimously.

Committee Reports

Water Committee – Jim

- Jim discussed information on his spreadsheets on 2020 and 2021 water pumping and power costs. He stated that due to a failed flowmeter, the 2021 flow data is not entirely correct.
- He stated that 3 wells are in service and that the lower well supplied all required flow this winter. There are 5 new customers that will begin using the service in 2022.
- There were 5 cameras installed at the upper well house (2 inside and 3 outside) which provide scans of well house instrumentation, the well house, upper gate area, and the upper section of Artists Draw Road. They are connected to the Frontier internet service at a cost of \$49.99 per month. We are able to trouble shoot well and tank problems much more quickly. Based on the success of the cameras, we will see about getting cameras at the lower well also.
- David asked about a back-up generator for the wells. Jim stated he has researched the issue and the cost is prohibitive for the size of generator needed to start up and run the 25hp deep well pumps.
- Frank asked about using a UPS (battery back-up) for the well cameras, PLC's and instrumentation. Jim said he would check into it.
- Steve thanked Jim for the work he does on keeping our water system in such excellent shape. Because of his work, we had no unscheduled shut downs of the system this last year.

Road Committee – Steve

- Steve reviewed the field notes handout from last October 22 which lists the road work shown to and discussed and planned with Robin Peterson. Because of an illness, he wasn't able to do the work. At this time, we do not have a contingency with other road grader operators in the area because of the distance and cost to bring them here.
- Although some roads need work, none are in "bad" shape or constitute a safety hazard because of their condition.
- Bob Piazza has worked on Pine Cone Road, repairing the serious damage from the storm on August 16 and work to prevent future serious flooding damage. He installed two culverts, cleaned another two, cleaned and dug new bar ditches on both Pine Cone and Crest. He has two more culverts to clean before monsoon season which will prevent some flooding on Ansel and Deer Hill roads.
- Additional work will be done at the bar ditch exit of Deer Hill to improve flow onto Diane's property and also to clean out the ditch across from David's.

- Several property owners need to divert the runoff from their driveways into bar ditches on either side of their culverts. The runoff now runs over their culverts and onto and damaging some roadways

Architecture Committee – Diane

- Diane reported that there are 4 or 5 new builds in BAC and that owners are submitting forms correctly and are following our building procedures.
- She was told how much we depend on her and Maggie's expertise and thoroughness in working with owners and builders on projects. She was asked to thank Maggie.
- Steve asked Gary Martin to help Diane and Maggie with the Architecture Committee. Diane approved. Gary, Diane and Maggie will get together.

Motion to accept committee reports – Ted. Seconded – Gary. Motion passed unanimously.

New Business/Old Business – none

- Jim discussed the status of the abandonment of Cedar road and survey work being done at the lower well site. The Cedar easement is required to be changed and written into Shane's deed like Kelly had done in his deed to provide unquestioned access by BAC to the lower well. The abandonment work meeting BAC's requirements needs to be completed by January of 2023 in order for the County to approve. Jim, Kelly and Steve will meet following this meeting to further discuss the issues.
- May 28th membership meeting and picnic planning was discussed.
 - The meeting has been changed to the large ramada. Sue has posted the change on our website and signs will be made up for posting in the park to redirect people to the large ramada.
 - Denise will order the chicken and potato salad. Kelly will pick it up at the Snowflake Basha's Saturday morning.
 - 1) Steve will call the meeting to order about 12:30-12:45 and provide introductory remarks and Board member introductions. 2) Denise will present the Secretary/Treasurer's report. 3) Jim will give the Water Committee report. 4) Steve will give the Road Committee report. 5) Diane will give the Architecture Committee report. 6) Steve will speak to the CC&R revisions and that the Board is continuing to discuss them. 7) The meeting will then be turned over to the membership for new business and will then adjourn.
- Steve spoke of the contractor fees received by Jim, Denise, Doug and Steve. Kelly asked that the discussion be tabled until the Board meeting on May 28th. All approved.
- Steve referred to the Board Members Tenure spreadsheet. There will be 9 openings in 2023. Because of a lack of the bylaws allowed number of members (now 15), member tenure goal has not been able to be followed as intended in the bylaws: 1/3 of the Board up for approval or election every 3 years. When tenured off after serving 6 years, members are allowed for approval or election back to the Board after 1 year. Opinions by the Board were that the vacancies will pose no problem in efficient operation of BAC.

Steve made it clear how much he sincerely appreciates the help, input and guidance BAC receives from all Board members.

- Steve and Jim spoke of excessive water usage complaints by homeowners.
 - We ask members to be prudent in their water usage. Even though members are not billed for actual water use, meters are installed on almost all lines to using members. There are no plans to charge members based on meter readings. The cost to BAC is unrealistic and would require hiring a meter reader, setting up a record and billing system (with the associated headache of bill collection), and etc.
 - Jim referred to the letter he has prepared to send to all members concerning water usage. Steve asked the Board to review, send comments to Denise for editing. The letter will then be sent out to all members. David asked the cost for sending out the letter as compared to preparing and sending out another post card type newsletter. The cost is about \$110.00 less for the letter mailing. Steve stated the one-topic letter would probably get more attention than a newsletter with short articles from all committees.
 - Steve will send an e-mail to the member referred to in the excessive usage complaint.
- Ted spoke of the extreme dryness of our area and the need for all members to cut tall, dry grass and weeds and remove as much flammable material as possible from their properties. He reminded us of the terrible Rodeo-Chediski fire of 2002 and the extensive damage it caused just within BAC.
- Jack spoke of a board he is on that is developing large solar panel 200-400 megawatt electrical generation projects and their grid connection infrastructure. The thousands of acres of land being used for the projects will save literally millions of gallons of water for the Southwest.
- Denise spoke of the cost of her internet service that she is paying for and that she is also using for the BAC computer. The internet is being used much more for BAC business than what is used for her personal computer. She asked if the Board would approve some reimbursement. Frank suggested paying 3/4 of the monthly internet bill.
Motion to reimburse – Frank. Seconded – Jack. Motion approved. Steve and Denise abstained.
- Steve stated that the next Board meeting will be May 28th following the Membership meeting.
- Steve asked for a motion to pay the Senior Center \$50.00 for allowing us to meet here.
Motion to pay – Ted. Seconded – David. Motion passed unanimously.
- There was no further business.
Motion to adjourn – Kelly. Seconded – Jim. Motion passed unanimously at 11:37am.