

Buckskin Artists Community, Inc.

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03-11-23 Board of Directors Meeting Minutes

Board Members Attending

Steve Stearns

Denise Stearns

Jim Albu

Frank Davis

Cully Howland

Ted Mathias

Gary Martin

Doug Eddy

Mark Hullinger

Member Attending

Brian Kennison

Call to Order at 10:03am – Steve

- Steve thanked all attending for their time and efforts in getting to the meeting.

Secretary/Treasurer Report – Denise

- Denise reviewed the minutes from the Board meeting of 05-28-22. There were no comments or questions.
- Denise reviewed the detailed Treasurer's report from May 1, 2022 through March 1, 2023.
- Denise stated she found an accountant in Taylor who can do BAC taxes for much less than we are now paying. Gary and Brian stated they use the same accountant in their businesses and that she is great. All present agreed to the change.
- Later in the meeting, Denise reviewed past dues. Presently, the unpaid past due total is about \$2,200.00, the lowest it has been in years.

Motion to approve reports: Gary Martin Second: Frank. Unanimous approval.

Water Committee Report – Jim

- Jim reported on 3 new customers in the last 3 months on Rock Ledge and Green Valley roads. Just recently we installed about 300' of 2" water line off of Green Valley.
- Cameras and remote temperature transmitters have been reliable and are providing information at the upper well through the internet that was installed last year. Internet will be installed this month at the lower well so that we can also remotely monitor temperatures and use cameras already in place to provide other operating information.
- Jim is exploring what is available for transmitting data such as tank levels and system pressure for additional remote monitoring.
- Jim stated he will submit the 2022 Consumer Confidence Report.
- Steve mentioned that Jim has applied for reduced monitoring after an invitation from ADEQ. We appear to qualify under the conditions established by ADEQ, including no

bacteria violations over the last 12 months. Steve said this will save the HOA money (roughly up to \$400).

- Jim answered questions that Brian had about pressure in the system at his home
- Jim and Steve discussed Doug Eddy's retiring from his position of Assistant Water Operator that he has been doing for more than 15 years. He has quickly responded to all reports of problems from homeowners and has provided information and help to them. He has made equipment checks over the years that have kept water outages from occurring several times, and has been sampling the water on a routine basis.
- Jim stated that it was appropriate to give Doug a \$1,000.00 going away gift for his exemplary service and made a motion to do so. Steve seconded. The vote was unanimous. (Doug abstained from the vote).

Road Committee Report – Steve

- Road work that has been done to date includes Bob Piazza repairing and cleaning bar ditches on Deer Hill and Crest roads. Robin Peterson has dug new and cleaned out bar ditches and hauled in some material on Crest because of severe road damage there.
- Several sections of roads are rutted, in very rough shape and becoming unsafe because of the unusual freezing/thawing conditions we have had this winter. Robin Peterson will begin blading the unsafe areas as early as Sunday. He will need to blade more and haul more material in this year, but for now the unsafe conditions are being addressed.
- Brian presented his ideas on maintenance of BAC's roads, the budgeting and communications processes needed to implement his ideas. He thanked the Board for the gates and other traffic control measures taken on Artists Draw and stated that, for the most part, they have been effective in slowing down traffic. For the last 23 years in his own licensed business, he has been doing road maintenance. He has been doing volunteer work on Artists Draw for the last few years. He stated that he would like to be a Board member, assigned to the Road Committee. Steve mentioned that Brian had taken his time to drive all BAC roads and made very good suggestions on maintenance and improvements and that he is a full-time resident who sincerely cares about BAC.
- Ted cautioned the Road Committee on blading and stated that Pine Cone Road has dropped three feet over the last twenty years. Underground phone cables and BAC water mainlines have been exposed in some areas. Steve spoke of the road having more drainage than most any other in BAC resulting in excessive flooding and erosion.

Architecture Committee Report – Gary and Steve

- Gary spoke of the several new homes being constructed in BAC and how the owners have worked closely with the Architecture Committee in providing accurate plans and have sought to follow BAC Architectural guidelines.
- Steve thanked the Committee for their time and best efforts in the plan approval process, to ensure BAC remains as the founding fathers intended. Steve spoke of how Diane and Maggie's long time area realty experience and Gary's building contractor experience has resulted in a committee more able to improve property values.

Motion to approve committee reports: Ted. Seconded: Doug. Vote carried unanimously.

New Business

- Jim discussed the abandonment of Cedar Rd. Shane has been communicating with the County on the abandonment and has not yet received a reply.
- Steve spoke of communications in the last year with the owners of short-term rentals. To date we have been effective in verbal and one time letter communications with them. They have provided BAC with copies of their “house rules” and have been very responsive to our communications. There have been minimal complaints in the last year.
- Steve turned the floor over to Jim for discussion of David and Diana Bachman’s “survey” and “results” mailings which were received by some BAC members.
 - Jim and Steve provided a brief history of the Bachman’s fence and easement problems, their defiance of BAC’s CC&R’s and the Architectural Committee and Steve and Jim’s responses guided by BAC’s attorney. Misinformation, omission of relevant and important facts, intentionally deceptive return address to make it appear to be an official BAC HOA mailing, and other items in Bachman’s mailings were pointed out that have resulted in responses to Bachman by some BAC members.
 - The current status of BAC’s enforcement endeavors and Bachman’s private well drilling was discussed.
 - Gary mentioned that the Architectural Committee has been very upset, but extremely professional in their dealings with the Bachman’s.
 - Gary suggested that in all fairness to BAC HOA membership, we should put together a fact sheet related to the Bachman issue, and send it to all members. Steve agreed to drafting one with Jim’s editing for our attorney’s and then Board member’s review. It will then be sent to all members.
- Filling Board member vacancies this year was discussed. There are, with 9 members leaving because of tenure and with David and Doug’s resignations, 11 positions to be filled.
 - Because of the Board rotation for many years not following the guideline of 1/3 of the members are to rotate out each year as stated in Bylaws sec. 7.4, Ted suggested that only 3 positions be filled this year and the remainder next year. By doing so there will be fewer less experienced and knowledgeable people on the Board at any time. Gary made a motion to fill 3 Board positions this year. Seconded by Frank. Vote in favor was unanimous.
 - Steve reminded all of the paragraph in last year’s annual letter announcing the Board openings this year and seeking volunteers. Steve, Denise and Jim listed the names of the 6 members who have indicated interest in remaining or becoming a Board member: Kelly Fletcher (up for reelection), Brian Kennison, Shawn Barbetta, Tanner Perkins, Maggie Dahlgren and Joe Kemp. Individuals will be contacted and asked if they are still interested, and if so asked to send in very brief bios which will be included with their names on the ballot. The ballot will be sent out with the annual dues statements the first week of April.
 - Doug made a motion to vote to have the president and water system operator to continue as Board members. Gary seconded the motion. There was unanimous approval (Steve and Jim abstained).

- There was a discussion of the need of having 15 members on the Board of Directors.
 - Jim mentioned that in his HOA in Scottsdale, there are 800 members and a Board comprised of only 6 members.
 - The consensus opinion was that BAC does not need 15 Board members. All in attendance agreed to changing the number of Board members in the Bylaws from 15 to 10. Since there were not 75% of the Board available to vote on a motion, no action was taken.
- Annual Membership picnic and meeting planning for Saturday, May 27 from 11:00 am-2:00 pm at the large ramada at Tall Timbers County Park was reviewed:
 - Potluck will begin about 11am. BAC will provide fried chicken, potato salad, sodas and water. BAC will also provide paper plates, cups, utensils, napkins, etc.
 - Membership meeting will start no later than 12:30 and end no later than 1:30. Steve will open the meeting with a few remarks; Denise will give the Secretary/Treasurer report; Committee reports will be given by Jim, Steve and Bob, Diane and Gary. Meeting will then be open to new business from the members.
- Steve and Jim discussed the reorganization of the Member Information Package which includes an Introductory section, the Articles of Incorporation, the Bylaws, CC&R's, Water Service Policy and Road Policy. Steve had sent the documents to Board members to study before today's meeting. The following was reviewed:

Member Information Packet Revision and Reorganization Items

1. Introductory Information
 - a. Completely redone – additional info for members.
 2. Corporation docs
 - a. Articles of Incorporation – no changes
 - b. Bylaws – incorporated the amendments to 2019. Will add Board member number change if needed.
 3. Membership terms and conditions – no changes
 4. CC&R's
 - a. Added Introduction and Appendix 1. .
 - b. Incorporated the 1961 amendments into the document. No changes to current CC&R's.
 5. Water Service Policy
 - a. No changes to policy. Unnecessary information removed from document.
 - b. Updated maps and WSA legal description.
 6. Road Policy
 - a. Better defined County and BAC responsibilities and A, B and C roads.
 - b. Added 2.1.5 related to Artists Draw Road.
- All present agreed that the revised documents were appropriate. Steve wished an affirmative vote of 75% of the Board to begin using the documents and have them posted on BAC's website, replace the current ones. There were not enough Board members present to allow the vote.

At 12:25 pm, Gary made a motion to adjourn. Seconded by Doug. There was unanimous approval.