

Buckskin Artists Community, Inc.

P.O. Box 146 Heber, AZ 85928

Office: 928-535-4961 E-mail: ContactBAC@yahoo.com

Website: <http://www.ourbac.com>

Board of Directors Meeting Minutes

March 18, 2024 5:00 pm – 5:40 pm

Attending

Board Members

Steve Stearns	Gary Martin	Jim Albu	Kelly Fletcher
Maggie Dahlgren	Shawn Barbetta	Joe Kemp	Mark Allen
Tanner Perkins	Brian Kennison		

Secretary/Treasurer: Denise Stearns

Called to order at 5:00pm – Steve

- Steve spoke of his appreciation to all for attending and noted that this was the first meeting of the Board incorporating Zoom. He stated that with Zoom's 40 minute constraint for free meetings, this meeting would mainly focus on the changes to the Articles of Incorporation and be held to 40 minutes.

Secretary/Treasurer Report – Denise

- The minutes from the November 4 meeting were waived.
- Denise reviewed the QuickBooks Balance, money market account and Profit and Loss report from May 1, 2023 to March 18, 2024.

Motion to accept report - Maggie. Second - Steve. Unanimous approval.

Water, Road and Architecture Committee Reports

- Reports were waived due to shortness of meeting
- Brian and Steve briefly spoke of road work when weather permits.
- Steve stated that in a few minutes Jim would speak of the water system.

Motion to waive reports – Maggie Second – Tanner. Unanimous approval

New Business

Articles of Incorporation (A of I) Discussion - Steve reviewed the edits to Articles 4, 6 and 9 that had been discussed during the November 4, 2023 meeting and that had been emailed to all Board members:

- Article 4: edits to more clearly define “regular” and “auxiliary” membership.
- Article 6: edits to limit the number of Board members to no more than 10 and; better defines Board member voting methods and communications of voting methods with the membership.
- Article 9: edits to bring up to date the voting methods for changing the Articles of Incorporation; edits to ensure that voting will initially be done by the entire membership and then, if needed, at a membership meeting; edits that clearly state that voting on changes to the A of I and CC&R’s will be done by the membership and that voting on changes to the Bylaws, Road and Water Policies will be done by the Board of Directors.
- Comments by Board members included, “The changes reflect the way we have been doing business for years,” and “The changes look good.”
- It was agreed that the membership would be notified in the annual letter to study the change documents on ourbac.com and that ballots would be sent to the membership for voting on the change approval.
- Steve will work through Jim and Dave Iwanski to have the changed Articles of Incorporation formally filed with the Arizona Corporation Commission.

Annual Letter Mailing

- Board members were shown and reviewed the Board election ballot, the A of I approval ballot and asked if the annual letter they were sent prior to this meeting needed editing. The consensus of the Board was approval of the documents.
- Steve explained that the membership mailing the first week of April with the dues invoice will include the annual letter, the two ballots and a small envelope with BAC’s return address. It was agreed that BAC would not place a postage stamp on the envelope.

Water System Testing

- Jim explained that after several years of triannual testing with no out of limit lead results, a single sample with a high lead level from a home that had not been lived in for 16 years resulted in ADEQ requiring additional testing in homes and the well sites for lead and water quality. The results from a second test on water from the same home showed lead to be within the required range.
- Tests are expensive: \$95.00 for each lead test and \$270.00 for each water quality test. We have spent about \$6,000.00 for the testing last and this year. Another round of sampling and testing will be done after July 1st of this year.
- Normal yearly costs for required bacteria testing and water quality costs are much lower.
- There were a few questions from Board members that Jim answered.

Service Line Inventory

- Jim spoke of a service line inventory that is newly required by ADEQ of all water operators in the State to identify any service lines that contain lead. The inventory will be conducted by vacuum potholing and will require identifying water lines within 18" on either side of water meters and within 18" of entrance to homes. The inventory has to be completed before the end of October this year.
- The State is providing BAC a grant to cover the cost of a State approved contractor to do the inventory.
- BAC will be coordinating the inventory work with homeowners and working with the contractor on meter and piping locations. The annual letter asks homeowners to update their contact information so that contacting them to coordinate the work will result in much less time and labor.

Board Vote Related to Bylaws Sec. 7.4

- Before the Board member vote was taken on Jim and Steve remaining on the Board, Steve discussed his ongoing medical issues requiring Denise and him to research moving to a lower elevation sometime this year. Jim also spoke of his need to pass some of his responsibilities as BAC's water operator on to others.
- It was stated that discussions with Gary and Shawn are ongoing for them to learn more of the President's and Water Operator's work and responsibilities, that Brian is becoming more involved in BAC's road repair needs, and that others on the Board are willing to step up and assume more BAC HOA responsibilities. Jim and Steve will keep the Board updated.
- Board members commented on the need for smooth transitions when the time came and acknowledged that Steve and Jim are working to ensure that the transitions are smooth. They will continue to be available for communications and counsel as needed.

Motion to retain Jim and Steve on the Board - Maggie Second - Kelly
Unanimous approval (Jim and Steve abstained).

Annual Meeting Plans

- Steve asked for the Board to let him know of any items needed on the annual meeting agenda.
- The pot-luck meal and meeting agendas will remain as they have been the last several years. Denise will order chicken and provide beverages, paper plates, utensils, etc. Members are asked to bring a pot-luck dish to share.

Adjourned at 5:40pm

Motion to adjourn – Maggie. Second – Kelly Unanimous approval