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**ANNUAL MEMBERSHIP MEETING MINUTES
May 25, 2024**

The meeting convened at 12:34 pm and was called to order by Steve Stearns. Handouts containing the Meeting Agenda and the Annual Treasurer's Report had been given out.

Introduction/Welcome - Steve

- Steve thanked everyone for attending on this windy day during Memorial Day weekend.
- Gary Martin spoke of the solemn Memorial Day holiday honoring the veterans that have passed and also honoring those who have served and who are currently serving in our Armed Forces. He asked that those who have served to please stand. They received a round of applause in thanks and appreciation from everyone else at the meeting.
- The Board members attending were asked to introduce themselves. Gary Martin, Maggie Dahlgren, Joe Kemp, Tanner Perkins and Kelly Fletcher spoke. Steve related that he had spoken with Brian Kennison, Jim Albu, Mark Allen and Shawn Barbetta who were unable to attend. He then spoke of the work all the Board members do to help with the HOA and improve BAC. The Board members received a round of applause.
- Steve then asked all BAC members present to introduce themselves. There were several new faces at the meeting.

Secretary/Treasurer Annual Reports

- Denise briefly discussed the Minutes from last year's annual meeting.

Motion to approve report: Gary Martin Second: Joe Kemp Unanimous approval.

- Denise presented and discussed expenditure and income details from the Financial Report that had been handed out to the members.
- Denise and Steve spoke of the success in the collection of late dues, and how the amount owed BAC is the lowest in years. There were only eight late dues letters sent out this year and one 30 days until collection letter. Three accounts are presently in collection.
- Steve thanked Denise for her work.

Motion to approve report: Maggie Dahlgren Second: Camille Cisek Unanimous approval.

Architectural Committee Report

- Gary spoke of several architectural change requests and new home construction requests that have been reviewed and approved by the Architectural Committee in the last year. Only one was not approved
- Gary also spoke of forms being available on BAC's website for downloading and forms that can also be filled out on the website and submitted to BAC through an email link. He encouraged people to use the service.

Water Service Committee Report

- With Jim not being able to attend, Steve read the following:

WATER REPORT FOR May 25, 2024 ANNUAL MEETING Prepared by Jim Albu

- We have made some small but consequential investments in our water system over the past year to increase reliability and safety. For the third consecutive year we've had no freezing issues through the winter. Our sheds and heaters are working well adding a level of reliability to our system.
- We added internet service at the lower well and installed cameras and a recorder that we can access remotely. This allows us to view and read the indicators on our control system and meters at both well sites remotely for quicker diagnosis of any issues that might arise.
- We've added temperature sensors at our well heads and potential areas susceptible to freezing. These sensors send alarms when temperatures reach a low set point.
- We've also added overflow sensors that will send alerts if we have overflows at our tank or equipment. They have been invaluable in allowing us to quickly address overflow issues.
- Our triannual review and inspection by ADEQ will be performed later this year.
- We pumped 19.8 million gallons of water to our 129 active service connections in 2023 up from 18.7 million in 2022. This is still substantially less than just five years ago when we asked for conservation efforts. We applaud the community for helping conserve our valuable resource.
- You may have heard in the news recently about a series of chemicals called PFAS (forever chemicals). The USEPA recently sent standards for these chemicals that never dissipate. We did require initial testing for these chemicals this past year and are pleased to report none were detected.
- Our annual water quality report for 2023 is available for review on our community website. Once again, we had no violations the past year.
- End of Jim's report. Jim received a round of applause.

- Following a question from Ray Carlson concerning lead levels in homeowners water, Steve discussed the triannual lead sampling in users homes that is required by ADEQ. One water sample last fall from a home that had not been occupied for 16 years contained lead that was out of limits. Because of that one sample, BAC is being required by ADEQ to obtain samples from several more homes. The sampling and testing is ongoing. Steve emphasized

that the sampling is related to lead solder and piping in members homes and does not reflect on the BAC water supply. There is no lead in any of the well and service piping.

Road Committee Report

- Steve spoke of the roads being in good shape and that Brian Kennison is becoming more involved in the upkeep and maintenance of roads within BAC, and that Brian's involvement is greatly appreciated. Brian has recently spoken with Steve about roadwork improvements he would like to perform and materials he plans to use. A homeowner has been allowed to install a HDPE culvert as a test and will be evaluated over time. The smooth interior creates less resistance to flow than a standard metal corrugated culvert.
- Steve spoke again, as he did at last year's meeting about driveways that slope down and carry a lot of water which causes unneeded damage to BAC roads. The road committee will be working to improve the problem. He again asked that homeowners help out by ditching or building a small angled berm to direct flow from their driveways into bar ditches before it flows onto the roads.

Appreciation for Sue Conner

- Steve spoke of the work that Sue does in managing BAC's website. She accepts no pay for her time. Sue responds quickly and provides professional input and editing relating to posting BAC information. Sue received a round of applause.

Motion to accept committee reports: Maggie Dahlgren Second: Ray Carlson. Unanimous approval.

New Business

Board Members Voting Results

- Steve reviewed the voting for two Board positions. The candidates with the three highest vote totals are Gary Martin and Diane Dahlin. Gary remains on the Board as Vice President and Diane returns to the Architecture Committee. Mark Allen was thanked for his help during the last three years. Gary and Diane were thanked again for the invaluable work they do on the Architecture Committee (with Maggie) in improving property values within BAC.

Articles of Incorporation Voting Results

- Steve briefly discussed the history of BAC's Articles of Incorporation and how there is no record of changes that were made to them being filed with the Arizona Corporation Commission. He also reviewed the edits better define how changes can be made to the Articles of Incorporation, CC&R's, Bylaws and Road and Water Service Policies, and how they will improve the ability of the membership and Board of Directors to do business.
- The voting count for the Articles of Incorporation changes to Articles 4, 6 and 9 was 89 for and 7 against the propositions. The changes were approved.
- Dave Iwanski, the attorney helping us with the Arizona Corporation Commission filings will be notified of the vote and will prepare the documents necessary for us to submit.

- Steve thanked everyone for their participation in the meeting.
- Steve then discussed the fact that he and Denise are having to move to a lower elevation because of ongoing medical issues that he has. He spoke of how difficult the move is because of the dream retirement home that he and Denise have here and all of the friends in BAC and in the area that have been so very special to them. He again thanked all present of their love and support during the years he and Denise have lived here.
- Members gave Denise and Steve standing applause.

Motion to adjourn: Mark Hullinger Second: Maggie Dahlgren

The meeting was adjourned at approximately 1:15 pm.