

Buckskin Artists Community, Inc.
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**BAC Zoom Board Meeting
February 11, 2025 5:36 pm to 6:48 pm**

Board members

<u>Attending</u>		<u>Unable to Attend</u>
Gary Martin	Jim Albu	Joe Kemp (Frontier service outage)
Brian Kennison	Kelly Fletcher	
Steve Stearns	Tanner Perkins	

Secretary/Treasurer

Denise Stearns

Zoom meeting ID# - 849 0033 1688 Passcode - 017516

Meeting called to order at 5:36 by Gary Martin

Because of a need for a member to leave early, Gary changed the order of business so that all attending could participate in voting.

New Business

BAC Paid Positions

- Gary introduced a discussion of the paid positions in BAC. Gary said as a matter of convenience, he suggested changing the secretary/treasurer to Amy Martin as it would be more efficient to have someone here in Heber in the position. He said Amy is well qualified and is well versed in non-profit position(s) to fill the secretary/treasurer's position. Gary asked Denise (this writer) for input: I said I really enjoy my job, the money helps and I'm really going to miss my job. Gary wants Denise to continue in the position and train Amy. Amy will "shadow" Denise through the annual meeting at the end of May. Gary spoke of Denise's job performance and that his wish for a change has nothing to do with the great work she does.

When asked about convenience, Gary referred to his work schedule with a lot of late hours making it inconvenient for him to communicate well with the Secretary/Treasurer and that he is not as efficient in his job as president as he would like. It was mentioned that another person is interested in the position. Following discussion with input by all present, Gary asked for a vote to allow Amy's training to start and continue until the annual meeting when a final decision will be made. All approved with Steve abstaining. Gary stated that he also wanted this to be on the agenda of the next meeting.

- Gary and Jim detailed the present pay scheme: Jim is paying Kenny Garvin to be on call \$500.00/month out of his (Jim's) \$1,000.00/month. Mark Hullinger is receiving \$400.00/month as he performs the historic assistant operator duties, checking the wells and providing an on the ground response to local issues. Gary stated that he is accepting no pay at this time and that he is paying Steve \$400.00/month as he is still helping out with the water system, has planned a water system introduction class and is performing other duties in the transition related to the amended articles of incorporation. Denise is paid \$450.00/month. Gary said that pay and positions would be decided on at the March and May meetings.

Other Water System Items

- Jim spoke of the need for BAC to train someone in his Water System Operator position, a younger person that may be able to succeed him. He is willing to continue to complete the ADEQ administrative work as it can be done from his computer. Following recommendations from Gary and Brian, he has spoken with AJ Servis who works for a water company in the area and is willing to learn our water system and help out. Jim will continue to communicate with AJ and assess AJ's ability, his availability and time constraints. Jim was thanked again by all and Kelly especially thanked him for "bringing the water system into the modern age."
- There was a discussion on the need for faster response to some water issues in BAC that have been normally taken care of by Kenneth Garvin. It was suggested that other plumbers or plumbing companies be looked in to as a contingency when Kenny isn't available.
- Steve spoke of a BAC Water System Introduction class planned for a few who would be interested in being involved in the water system. Due to scheduling conflicts, it was agreed to postpone the class scheduled for February 22. Gary will find a date agreeable to those who will attend and the meeting will be rescheduled.

Update on Articles of Incorporation amendments

- Steve updated the Board on progress. The amendments approved by the membership last May have now been submitted to and officially approved by the Arizona Corporation Commission. The amended articles have been posted on our website in the Member Information Package and a related write-up has been posted on BAC's home page. The final part of the process is the posting of the amended articles in the White Mountain Independent which is occurring on February 14, 18 and 21. He reviewed the changes and their importance to BAC.
- Gary provided his thanks and Jim spoke of the amount of time and effort that Steve put into the process.
- Denise asked that a gift be sent to Dave Iwanski for his pro bono help in the Arizona Corporation submittal process. \$75.00 max. All present approved. Denise will take care of it.

Artists Draw Road Closure Discussion

- Gary started the discussion by explaining why the 30 day closure agreed to in last August's Board meeting did not occur. He and Brian thought that more facts and legal opinions needed to be obtained so that when a closure occurs, there will be less of a problem than occurred in 2016. He and Brian have been working since August to obtain more information.

- Gary and Brian spoke of their discussions with two attorneys, Navajo County public works personnel, the USFS, Monti Hancock, BAC's insurance agent and others concerning BAC's ownership and liability related to the road. They emphasized that there is no deeded public easement on the road. BAC is the sole owner and therefore has been and continues to be entirely and seriously liable for injuries incurred by general public users with the road remaining open to the general public. Even though BAC has insurance, liability related lawsuits could result in settlements against BAC which could require the raising of annual dues and/or large special assessments for all members to pay. BAC's insurance rates would surely skyrocket.
- Gary stated that if the general public is allowed to use the road for ten continuous years, it will have to remain open for public use. It has been almost nine years since the road was last closed and he does not want BAC to go ten years, have to maintain liability and not be able to close the road for public access. He stated the road would be closed in the next week or two. Jim reminded all of the importance of communication to the membership. Gary stated that he would communicate with our membership and the community. Gary mentioned that appropriate signage will be posted at the lower gate and that the USFS is also posting signage on Stermer Ridge road.

Secretary/Treasurer's Report – Denise

- Denise read the minutes from the Board meeting of August 8, 2024.
- Denise then reviewed the finances from May 1, 2024 until today February 11, 2025. There were a few questions for Denise. Gary, Jim and Steve stated that BAC is in good financial condition for this time in our fiscal year. Dues will again start to be collected in April.
- Steve – motion to accept reports. Brian – seconded. Unanimous approval.

Next meeting

- Gary said he would call a meeting next month.

Meeting adjourned at 6:48 pm.