

Buckskin Artists Community, Inc.

Board Meeting Minutes

January 17, 2026 9am

Meeting via Zoom

Meeting Called by Gary Martin, President

The meeting was called to order at 9am by Gary Martin

AI Meeting Tools Evaluation

The meeting began with Buckskin testing an AI tool for meeting transcription and managing attendance.

Board Member Resignation and Updates

The board meeting was called to order with all board members present, except for Tanner who was absent. The meeting began with a roll call and a discussion about the resignation of Jim Abu from the board. John moved to approve the minutes from the previous meeting on August 7th, which was seconded by Joe, motion passed unanimously. Gary provided an update on the decision not to spend \$2,500 on an attorney to meet with the county. The board discussed several key topics, including road maintenance and board positions. They decided to maintain the current number of 7 board members. Joe moved to appointed Camille as vice president, John seconded, motion passed unanimously.

Road Maintenance Policy Review

The board also considered the future of their road maintenance policy, given budget constraints and uncertainty about road ownership. They agreed to further discuss the road policy at a future meeting, as the current situation with the county regarding road ownership remains unresolved. Daniel and John will communicate with the county engineer to understand the boundaries of county road ownership and maintenance responsibilities. The board also agreed to have John remove speed bumps from Artists Draw using his Bobcat, which he estimated he could get done in a couple weeks. Daniel will keep the board informed of any county communications and ensure all discussions are documented in writing.

Fiscal Year Budget Review

The board reviewed the preliminary budget for the upcoming fiscal year, which shows a deficit of approximately \$10,000. They discussed the need to raise dues by 20% to \$390 per year to break even, and potentially for the next few years. The board also considered eliminating board member payments to save money, but decided to keep them at current levels. They agreed to explore additional revenue sources like transfer fees and capital improvement charges. The board acknowledged the need for an annual audit, which would cost around \$5,000, but is not included in the current budget.

They agreed to table discussions on property transfer fees until a later meeting. The board also reviewed the current water system labor budget of \$1,500 per month and considered increasing it, but decided to wait before making any changes. They plan to modify the existing budget to reflect the president's pay and other adjustments, which will be presented at the next meeting for official adoption.

Camille made a motion to implement a 20% increase in HOA dues, effective for the 26-27 fiscal year, starting in May, Dan seconded the motion, it passed 6 to 1.

President Pay Suspension Debate

The board discussed the suspension of the President's pay. Some members expressed support for maintaining the president's pay, citing the significant work involved. John made a motion to suspend the Presidents pay, that failed for lack of a second. Gary decided to personally suspend his pay until the annual meeting to demonstrate his commitment to the community's health and well-being.

Financial Transparency and Reporting Improvements

The board discussed financial transparency and accounting practices. Gary said that he was unaware of any third-party audits having been conducted, however they are working to improve financial reporting by cleaning up their chart of accounts and implementing monthly P&L statements. Tony suggested that even without formal audits, monthly bank reconciliations and financial reports could help increase transparency, and offered to provide advisory support in an independent capacity given his CPA background, though he noted potential conflicts of interest in performing official reviews.

HOA Financial Transparency Plan

The board discussed implementing monthly financial reports to improve budget transparency and tracking. They agreed to release P&L statements to the HOA website, with a year-to-date report for the first month and monthly reports thereafter. The board also addressed notification issues.

Adjournment

Camile made a motion to adjourn Joe seconded motion passed. Meeting adjourned at 10:45am