

Buckskin Artists Community, Inc.

Annual Members Meeting Minutes

May 23, 2026

Tall Timbers Park

Meeting Called by Gary Martin, President

The meeting was called to order at 12:09 pm with the Pledge of Allegiance by Gary Martin.

Board Members present were Gary Martin, Joe Kemp, Dan Stone, John Halverson and Camile Cisek.

Frank Davis made a motion to approve Annual Meeting Minutes from May 24, 2025 motion was seconded by Chris Packard, all in favor, motion passed.

Treasurers Report

Gary gave the Treasurers Report, reviewing the May 2025 through April 2026 profit and loss statement. He noted that we operated at a loss last year as there were two unexpected expenses, legal fees and well pump replacement. Questions arose as to why the HOA incurred the expenses and whether all members had a say in incurring the expense. Gary explained the legal fees were due to the Artist Draw road issues and the recall petition. Tony Steffes asked if the board discussed incurring the expenses. Gary stated that the costs were incurred between August 2024 and August 2025 and were addressed during various board meetings. Tony Steffes suggested posting the P&L statement, balance sheet and bank statement monthly. Gary agreed and said he planned on posting the P&L and balance sheet, but did not believe posting the bank statement was a good idea as others outside HOA members could view it. Maggie Dahlgren made a motion to approve the treasurers report Mark Hullinger seconded, all in favor, the motion passed.

Committee Reports

Water

A third party, AJ Servis is managing our water and is doing a good job. Jim Albu confirmed "all is good". There is a small leak behind Maggie's home which will be repaired shortly. Chris Packard asked if we would give up control of our water and let an outside party run it. There is no desire to do that as it would become too costly. The HOA will continue to control the water, contracting out for AJ's services. Mark Hullinger is not renewing his license, stating AJ is competent, Mark has been working with him.

Architectural

Kelly Fletcher was not present, Gary provided the report. Kelly's term is up and is not running for another term. The HOA received only three requests, one new build and two minor changes. The property dug out on Green Valley has cancelled their build so the dirt scar will remain.

Communication

Sue Connor is managing our website. Would like volunteers for the communication committee to assist with the site and aid in enhancing the board's ability to post information and communicate. Gary did mention he would like to develop an app for our HOA, he said the development cost would be \$3,000-\$5,000 than a monthly fee to maintain. It is not in the budget, but maybe next year. Due to our financial position, members wanted to continue with the website and emails. Now that we have the majority of email addresses, we are able to better communicate. If you have not provided your email address recently or it has changes, please provide it prior to leaving. It may be possible to send out the statement for annual dues via email next year, saving the postage cost. John Halverson stated some homeowners had issues paying with Zelle, he said we received many payments using Zelle, but within the last few days, the app had experienced issues.

Road

Since Navajo County claims they own the roads, we have disbanded the road committee. Residents need to contact the county if their roads need attention. Dan Stone (road committee member) spoke with the county. He was told our

roads are county roads, however they are considered primitive roads versus county-maintained roads. He was told in order to do maintenance on the roads; a right of way permit would need to be obtained from the county. Michelle Oie said she called about Deer Hill and received a work order number and the name of the woman who took her call. After a month, she called back and was told they would be working in our area. Tony Steffes suggested sending the contact information for Navajo county maintenance out to everyone via email and maybe posting it on our BAC site.

Maggie Dahlgren made a motion to approve the committee reports, Michelle Oie seconded, all in favor, the motion passed.

A call to the members was made:

Tony Steffes stated there was a negative value in the income statement, which there should not be and the values flowing from the profit and loss statement to the balance sheet did not match. Gary said he would get with him after the meeting so he could better understand Tony's concern.

Andrew Gillett asked if it was necessary to pay the Secretary-Treasurer. There was a discussion as to the value of this position. Joe Kemp said he asked and no one wanted to do this for only \$450 per month. A question arose as to whether all homeowners should have a vote as to who to pay. Gary explained that was not required in the CCR's and only 30-35 of the 163 members typically respond. Andrew Gillett asked if we should go outside and obtain an estimate for these services. Based on his experience, Tony Steffes said it would be more than the \$450 and Camille Cisek confirmed her HOA in the valley pays more than \$450 to have the bookkeeping done.

Gary said he was looking for volunteers to assist on next year's budget committee, noting it may be necessary to increase dues again next year. Quite a few members stated that if you break down the dues, it is \$32.50 per month which is extremely cheap for water. Local folks on Arizona Water can pay over \$100 a month in the summer. Robert Packard, Tony Steffes and Hunter Glover volunteered to participate on the budget committee.

Gary said that we are still looking for ways to communicate better with our community and be more efficient at sharing financials and other community information. Tony Steffes suggested scheduling once a quarter board meeting and emailing/posting the financials monthly.

Maggie Dahlgren stated that all the other HOAs in the area charge fees at the time of sale (disclosure, transfer, etc.) Gary said the board, namely Tanner Perkins, was working on that and we would discuss incorporating such fees.

There are three open board positions. Dan Stone has agreed to run again. We are looking to have 5-7 board members so are there any nominations from the membership. If we receive fewer than three, they will automatically join the board. If there are more than three, we will have to submit the names to the membership for a vote.

Andrew Gillett nominated himself to serve on the board, Chris Packard second the nomination. With no more names nominated for the board Dan and Andrew will take office at the end of the members meeting today.

Mark Hullinger made a motion to adjourn Maggie Dahlgren seconded, all in favor, the motion passed. The meeting adjourned at 1.20pm.