

Buckskin Artists Community, Inc.

Board Meeting Minutes

June 28, 2025 10am

Heber Overgaard Fire District Meeting Room  
Meeting Called by Gary Martin, President

The meeting was called to order at 10:01am with the Pledge of Allegiance led by Gary.

Board Member Roll Call Gary Martin, Brian Kenison, Jim Albu, Kelly Fletcher excused absence, Joe Kemp, Tanner Perkins unexcused absence, Camille Cisek, Dan Stone, and John Halverson

Jim made a motion to approve meeting minutes dated 2/11/25, 3/22/25, 4/12/25, 4/18/25, 5/5/25, and 5/24/25 Joe seconded the motion passed unanimously.

**OLD BUSINESS:**

Bids to upgrade the roads update: Brian explained that they are waiting for 2 bids for Artist Draw to come back but the one from Perkins Cinders says they can not give a precise bid until we have a presurvey completed. The other response came in today in a email Brian has yet to read.

Bids for higher insurance coverage update: Our insurance agent Montie Hancock has indicated we have sufficient coverage for liability with a million dollar per incident with a 3 million cap.

Committee updates: The Architectural Committee reported 2 change request come in this last month both were approved. Jim reported for the Water committee that we added one new customer and are having the pump replaced in the lower well at a cost of \$11,000 this coming week, we have been running on the upper wells for several days now and have had no complaints with service.

Jim made a motion to go into executive session to discuss a legal matter, a suggestion was made to go into executive session at the end of the meeting, the motion did not pass.

**NEW BUSINESS:**

Gary explained that we have had a verbal agreement with Shane Tunnel to use his internet for our lower well in exchange for dues for parcel # 207-19-082A and we needed to have this agreement in writing. Camille made a motion to sign the agreement with Shane Tunnel see attached. Dan seconded the motion passed unanimously.

Gary explained a member request for financial audit; there was discussion and due to the high cost of an audit (\$10,000- \$15,000) it was decided that with the implementing of hiring a third party accountant Jane Holman last month we will hold off on paying for a full audit.

There was discussion regarding a preliminary budget Gary would like to have an approved budget by January 2025 for next fiscal year.

Water budget - Jim Albu \$45,000

Road budget - Dan Stone \$16,300

Admin budget- Amy Martin \$20,475

For a Total of \$81,775 which is \$28,800 more than the \$52,975 we collect in dues each year.

Jim made a motion to go into executive session per ARS 33-1804 (A) 1 to discuss a legal matter, Brian seconded, the motion passed unanimously. The board went into executive session at 11:40am. They were back in regular session at 12:13pm.

Camille made a motion to adjourn Joe seconded the motion passed the meeting adjourned at 12:14 pm.