

# Beaver Dam Village Annual HOA Board Meeting Minutes July 7, 2024

The meeting was held at Panguitch Lake Fire Station, 11:00 am

**Board Members present: Randy Cagle President, Jim Moore, Gay Copsey, Mark Whitmore, Shane Adair**

**Others present: Pam Rutledge, Secretary to the board.**

The meeting was called to order by President Randy Cagle at 11:05. Randy Welcomed the homeowners back for another annual meeting concerning our Homeowners Association. The room was filled with only standing room remaining at the back of the fire station.

Brian Vennard gave a report on roads. There was a not a lot of snow last winter. Short term renters tended to get stuck. They have a new machine to help with the roads now. They did a test of some new road materials on a section of the road at the main entrance to the development. It didn't work. It's become a rub board and they will be scraping it soon.

Jim Moore gave his report using AI about our water. It was very precise, wordy and formal. It got a chuckle. Jim then summarized and said our water continues to be good. He thanked Randy for bringing well C online which has enhanced our system making us better prepared for emergencies. Randy also thanked Bart Taylor for his help in that project. Jim again this year provided out anti-siphon valves to those who had outside hose faucets and asked they be placed on the hose bibs to help keep the water from getting contaminated.

Treasurers report was referenced as having been mailed directly to all members. There were no questions.

Randy added that Well A had failed and was \$5000 to fix but that there were not a lot of other repairs this winter. The engineers report on the water system was completed with recommendations for the future. The total costs if implemented would be 2 ½ million dollars. Our association will only do what is needed when it is needed. Also a booster was installed and that has improved flow throughout the development especially in Section D.

Gay Copsey added that the engineer study cost \$30,000 but we had a \$20,000 grant. We have money in the bank and are in good shape.

During open discussion there were a few questions and comments:

A question was posed as to who is responsible for downed wood on vacant properties. The response was the homeowners are responsible for maintaining their property. It was mentioned that if there is anything a property owner sees that is out of compliance with the CCR's or a safety issue they should contact the association through the Secretary Pam Rutledge.

John Virga a volunteer fireman stated he would help any homeowner remove and clear properties. He also reminded us that we need a fire permit before we do any small burning of brush and that water needs to be on site and readily available. He said the fire department has a bush truck ( water) that can be taken to sites. He can be reached at 775-666-4430.

Shane Adair said he was impressed with the engineers report and that we have the best water.

The election of the two open board positions gathered three nominations and seconds. Randy Cagle, Jim Moore and John Virga. After discussion John Virga withdrew his nomination and said he'd run next year but that he would be available to consult this year.

Randy and Jim were re-elected to fill the two terms both expiring in 2027.

Two representatives from Garfield Memorial Health Care Foundations spoke about the fundraising drive that is going on now to support the hospital in Panguitch. They gave details about the hospital and its critical part in the health of the area. They handed out fliers and requested we consider supporting the effort.

The meeting was adjourned at 11:44am.

Respectfully submitted, Pam Rutledge Secretary

