

Beaver Dan Village HOA meeting minutes July 3 2021

11:00 am Copey Residence

The meeting was called to order by President Randy Cagle who welcomed everyone and stated we had over 40 properties that had changed hands in this last year. He welcomed the many new members and asked for a show of hands.

Paul Simpkins gave an update on our water and roads.

He mentioned that we had had 5 major leaks in the last year and had lost a tremendous amount of water due to it, approximately 1 million gallons. He asked that all owners shut off their water when they leave for long periods of time especially for the winter at the street. If you need help finding it or turning the valve, please call him and he will help you. He also thanked the volunteers who help locate the leaks and dug down to repair the broken lines. They did a lot of work!

He said that three new hydrants will be installed within three weeks replacing faulty ones.

There was a discussion regarding our 5 water tanks. They are scrubbed and cleaned every 5 years and the state regulates the frequent testing. Our water and system is in very good shape. The value of our system is \$3.5 million.

Because of the drought please do not water the roads to keep the dust down. Nearby wells have gone dry this year.

Treasurer's report and budget discussion

Members had a chance to review documents presented with the budgets and expenditures for the previous year.

We receive an annual income of \$1000 from the cell phone tower as a place holder. If a tower is ever erected the amount will be increased.

A concern about not having notification about the raise in the dues was presented. A question about the fact that the water loan was paid off, but the dues did not go down and in fact went up was presented. The board explained the rising cost of all maintenance and especially road maintenance and purchase of parts and equipment necessitated the raise. It was also pointed out that the cost are kept way down by the HOA member volunteers that do the work.

Open discussion

A member presented his concern about debris, rubbish and unsafe wires on a nearby property to his. Another member expressed concern about downed trees as a safety issue. The HOA will be sending letters to owners to point out the issues and ask that the owners clean up or fix that expressed problems.

There was a discussion on short term rentals and the problems that have recently been encountered. At this time the HOA is asking any owners who rent to please monitor their

renters and be sure they understand the Beaver Dam Village Rules about noise and the speed limits to help control the dust. In the future the HOA many need to revise the CCR's to not allow short term rentals if that is the what the majority of the owners want.

Gay Copsey suggested a committee be established to help protect the lifestyle at Beaver Dam Village. He also said that any concerns can be logged on the website www.BeaverDam.com and the board will see it. After discussion a Lifestyle Enhancement Committed (LEC) was established. Members are Pam Rutledge and Sam Marshall so far. Interested members who would like to serve please contact Pam Rutledge at Pam.rutledge74@gmail.com.

A question was raised about the possible need for an independent audit of our books. It was mentioned this would cost probably thousands of dollars and increase our dues. After a discussion it was suggested to establish a finance committee to review finances and complete an internal audit each year. The committee was established with the following members: Pam Rutledge, Steven Smith, Becky White. Any member interested should contact Pam Rutledge (see above).

There was a consensus that members want the CCR's enforced on all issues.

One member stated a compliment to the board for their work they do each year to keep our Beaver Dam Village a beautiful and unique spot on the mountain. He was very pleased that our water is good and reliable.

Election of officers

Jim Moore and Randy Cagle's terms were expiring. Both Jim and Randy were nominated and seconded to serve another term on HOA board. Both were elected unanimously to another term.

Respectfully submitted, Pam Rutledge Secretary.

