

Beaver Dam Village Annual HOA Board Meeting Minutes July 8, 2023

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

Board Members present: Randy Cagle President, Jim Moore, Gay Copsey, Kathy Shiroky, Paul Simpkins.

Others present, Lee Mc Donald SSD member and Pam Rutledge Secretary.

The meeting was called to order by President Randy Cagle at 11:00. Randy Welcomed the homeowners back for another annual meeting concerning our Homeowners Association. The fire station was filled to capacity.

Brian Vennard gave a report on the snow plowing and roads. There was a lot of snow last winter. One of the heaviest in recent memory. There were a lot of waterline breaks caused from the extreme weather in addition to the melting and refreezing. Brian and Jim Moore worked together to find the broken and frozen valves and pipes.

Jim Moore reported that our water was excellent. He does more tests than the state of Utah requires. Every month he does 6 tests of our water at the various sites around the development. He handed 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.

Randy added that we are working towards a major water improvement project that will eventually cost \$32,900. We have a grant from the State of Utah for \$22,900 which will leave \$10 000 for the SSD to fund. Randy is working with Sunrise Engineering from St. George to create the water master plan. It is a three-year contract.

Gay Copsey gave an interesting history of the water over the years from before the merger of the three associations. The SSD (Special Service District) that was formed is a way of managing our own water and snow removal, so we are not within the county tax system.

Danny from Alpine Dr had a question and then thanked Jim Moore for his help this last winter.

Randy introduced our new Fire Chief Austin Armstrong. He outlined the EMT classes that they were offering as well as the CPR classes offered. If anyone is interested, he asked that they call the fire station at 435-676-2444. This is the same number to report fires or anything. He had a handout with fire safety rules and read a few highlights. He encouraged people to be diligent about open campfires and requested they be in 18-inch-deep pits with cleared land around them. Hose down before having one.

The Treasurer's reports from David Starrett are posted routinely on the beaverdamvillage.com website. There was a handout of the recent one mailed to the owners prior to the meeting. The current balances in accounts at Zion's bank for the SSD and HOA is a total of \$415,134.75. There were no questions about the financial reports.

During open discussion, there were questions and comments pertaining to the Lake Rd paving, property transfer fees, and the speed of cars driving within the development. The speed limit is 10 mph in order to control the dust. Please adhere to it.

An Election was held to fill the two 3-year board seats that are open this term expiring in 2026. Randy outlined the type of things the board members do to manage our HOA and development that help us to minimize costs.

Three members were initially nominated by the lot owners: Mark Whitmore, Shane Adair, and Kathy Shiroky. However, Kathy withdrew her nomination and recommended Mark and Shane because of their expertise.

Mark and Shane were then elected to fill the two 3-year terms.

The meeting was adjourned at noon.

Respectfully submitted,

Pam Rutledge, Secretary