

**MINUTES OF SPECIAL MEETING OF THE BOARD OF TRUSTEES OF  
BEAVER DAM VILLAGE SPECIAL SERVICE DISTRICT  
June 17, 2008**

A special meeting of the Beaver Dam Village Special Service District was held pursuant to Notice, at the office of Gay Copsey, 6125 W. Sahara Blvd., Suite 1A, Las Vegas, Nevada 89146; Phone number 702-348-0410 on Tuesday, June 17, 2008 at 6:20 p.m. (PST).

**Board Members:**

Randal Cagle, Manager  
Gay Copsey  
David Starrett  
Charles (Lee) McDonald  
Jim Moore (by telephone)

**Additionally present:**

Brian Covey, (BDVOA Board Member)  
Eva White (BDVOA Board Member)  
Gil Manzano  
Sharon Etter (by telephone)  
Phylip Leslie, District Engineer (by telephone)  
Linda McDonald – Secretary

The following items were considered pursuant to the agenda:

Item 1: Welcome new Board Members: Jim Moore and Charles (Lee) McDonald were introduced.

Item 2: Treasurer's Report: David Starrett reported we currently have approximately \$112,000 in the operating fund, \$52,000 in the savings account, and \$82,000 unused State funds. We have a \$48,000 loan payment due in November to the State of Utah. Mr. Starrett has executed liens against the fourteen (14) delinquent homeowners (arrearages total \$8,900).

Item 3: Report from District Engineer and project status: Phylip Leslie reported the system is on-line and being tied together. Well C Booster Pump and Well House has been designed and he is getting a bid to construct these items. The contractor will start to deliver gravel June 24th and bring the manhole covers to grade in the Unit A Subdivision. Mr. Leslie and Mr. Cagle have obtained bids to purchase a limited amount of gravel and to grade both the Estates side and Village side of the valley. Mr. Leslie announced he is having a difficult time obtaining quotes for the necessary work on the Unit B tank. Randy Cagle reported that we suffered no damage to the water lines due to freezing but additional gravel is needed on Ipson Road to cover the lateral service line.

Item 4: New Business: David Starrett reported we paid \$800 two months ago to keep some property out of foreclosure. The Board will attempt to recover the costs from the previous owner who did not pay the property taxes. Brian Covey gave some invoices, allegedly unpaid, to Randy Cagle to research.

Item 5: Public Comments: Sharon Etter requested the minutes reflect that she was disappointed that she was not able to hear much of the discussion due to poor telephone quality.

Meeting adjourned at 7:35 p.m. (PST)

Dated this 17th day of June, 2008.

Linda McDonald  
Secretary, Beaver Dam Village Special Service District

**MINUTES OF ANNUAL MEETING OF THE  
BEAVER DAM VILLAGE OWNERS ASSOCIATION  
July 24, 2007**

The Annual Meeting of the Beaver Dam Village Owners Association was held pursuant to Notice, at the City of North Las Vegas Public Library Community Room, 2300 Civic Center Drive, North Las Vegas on Tuesday, July 24, 2007 at 6:30 p.m. (PST).

Present at the meeting were Board Members:

Randy Cagle  
David Starrett  
Phylip Leslie  
Gil Manzano  
Brian Covey  
Linda McDonald

Additionally, numerous members of the Beaver Dam Village Owners Association were present.

Board Chairman, Randy Cagle, called the meeting to order and welcomed those homeowners in attendance. The following items were then considered pursuant to the agenda:

Item 1: **Treasure's Report:** David Starrett provided copies of the Treasurer's Report for the period of July 1, 2006 – June 30, 2007. We paid approximately \$48,000 against the note to the State of Utah, approximately \$8,000 on the equipment note, and transferred \$50,000 into savings. All but two homeowners are current with their dues; foreclosure proceeding will be initiated against one of these delinquent accounts and collection efforts will continue on the other account. Since David is no longer a homeowner at Beaver Dam Village, he has resigned from the Board and this was his final Treasurer's Report. The Board will hire an accountant.

Item 2: **District Engineer's Report:** Phylip Leslie reported that the water project is basically complete. Although it was an unusually cold winter, with a few cabins' pipes freezing and others not having water service into their cabins, all should be up and running now. We will use some of the remaining project funds obtained from the State of Utah for additional work on the wells. He is continuing to submit quarterly water samples for testing as required by an August 20, 2006 Health District directive. Questions on water and snow operations should be addressed to Phylip Leslie at (435) 586-9474.

Item 3: **Unit 'A' Lawsuit:** Randy Cagle reported the lawsuit on the water system in Unit A had reached a tentative verbal agreement, with the contractor agreeing to bring in gravel to bring all levels to 3' and the engineer to cover the costs for the additional 1'. Unfortunately, the engineer is now balking, stating his company is in bankruptcy. The initial agreement will be presented to the courts next week and, based on their ruling, our attorney will continue to attempt to get this resolved. If the courts approve the plan and the engineer does not live up to his terms of the agreement, we would have to hire an engineer to draw up plans, etc. so that the

contractor could proceed with his portion of the agreement. This could cost the Association as much as \$200,000 without a guarantee that we could recoup from the engineer.

Item 4: **David Love's Insurance Lawsuit:** Our insurance company defended the Association in this matter; it is closed. They continue to address the suit against the SSD.

Item 5: **Presentation on Fire Regulations:** Neal Brown with Wild Mountain Fire & Forestry, Inc. gave a presentation and provided materials to interested homeowners.

Item 6: **Election of Officers:** The open Board Positions were filled as follows:

3 years expiring 2010 – Linda McDonald (will continue as Secretary)

2 years expiring 2009 – Jim Moore

2 years expiring 2009 – Phylip Leslie

1 year expiring 2008 – Brian Covey

1 year expiring 2008 – Eva White

Lee McDonald is being recommended for placement on the Special Services District (SSD).

Item 7: **Open Discussion:** Discussion was held regarding the proposed Fire Station. Garfield County has purchased the land for a new Fire Station at the cost of \$77,000. The initial proposal came in at \$400,000. Fund sources to be: \$233,000 1.5% impact loan, \$150,000 Rural Development grant; and \$50,000 community provided. Garfield County voters would not commit to this plan as too costly. Phylip Leslie and staff re-addressed the issue, scaling down the plans; the new bid proposal came in at \$450,000! No further action being taken at this time.

Meeting adjourned at 8:00 p.m. (PST)

Dated this 27<sup>th</sup> day of July, 2007.

Linda McDonald  
Secretary

**MINUTES OF ANNUAL MEETING OF THE  
BEAVER DAM VILLAGE OWNERS ASSOCIATION  
And  
BEAVER DAM VILLAGE SPECIAL SERVICE DISTRICT**

The Annual Meeting of the Beaver Dam Village Owners Association was held pursuant to Notice, at Carluccio Tivoli Italian Restaurant, 1775 East Tropicana Avenue, Las Vegas, Nevada on Wednesday, July 30, 2008 at 6:00 p.m. (PST).

**Owners Association Board Members:**

Randal Cagle, Chairman  
Brian Covey  
Linda McDonald  
Jim Moore  
Eva White

**Special Service District Board Members:**

Randal Cagle, Manager  
Gay Copsey  
Lee McDonald  
Jim Moore  
David Starrett

Numerous members of the Beaver Dam Village Owners Association were present.

Owners Association Board Chairman, Randy Cagle, called the joint meeting to order and welcomed those homeowners in attendance. The following items were then considered pursuant to the agenda:

**Treasurer's Report:** David Starrett reported we have approximately \$110,000 in our bank accounts, including \$51,200 in savings for the water project. We have currently spent \$34,000 to date with approximately another \$30,000 in bills to be paid by year-end. We have two years remaining on the equipment note. 208 members have paid their dues – 11 remain unpaid and liens against their respective properties will be filed.

**District Engineer's Report & Unit 'A' Lawsuit:** Randy Cagle reported there is no longer a lawsuit against the Association. The pipes have been covered, additional gravel has been added and grading is on-going. We should receive a quote by Friday for the new well house, replacing 'C' and adding a booster pump. Notice will be sent to all homeowners informing them when the pressure-reducing/calibration valves will be opened. Accepted maximum pressure is 80 PSI, recommended is 65 PSI; some of the lower homeowners are at 90 PSI. Phylip Leslie reported the parts for the fire hydrant on the Estate side have been ordered. For the past two years, Randy has accepted the responsibility for flushing the fire hydrant systems.

**Election of Officers:** Randy Cagle provided clarification on the length of terms for the five-member Board. Last year, Eva White and Brian Covey were mistakenly each elected for only

one year terms when one should have been a three year terms as directed by the By-laws. Based on this clarification, two members were needed. Nominations were accepted, votes taken, and Eva White and Brian Covey were re-elected to serve another term, which will bring the term rotation back in-place.

**New Business:** Several items pertaining to the CCR's were discussed, including enforcement of ATV speed limits, trailers parked beyond the two-week time limit, dogs running loose and not on a leash, fences and structures not acceptable (ugly), shooting of fireworks too close to trees and structures over the 4<sup>th</sup> of July weekend, and the leasing of common areas for income-generating purposes. Remedies and solutions to these issues were discussed, including posting of signs (Private Property – No Outlets) to discourage non-homeowners ATV use and the Board issuing fines to residents violating the CCR's. Randy stated that a 'Show-Cause' hearing would be required prior to the issuing of penalties or liens by the Board. The Board received authorization to issue a letter and ballot to all homeowners for modifications to the CCR's. Randy will draft the letter and ballot, submit to the Board members for their approval, and mail to homeowners within the next 60-90 days. Changes to the CCR's require approval by two-thirds of the homeowners.

Meeting adjourned at 7:40 p.m. (PST).

Dated this 21<sup>st</sup> day of August, 2008

Linda McDonald  
Secretary

**MINUTES OF A SPECIAL MEETING OF THE BOARD OF TRUSTEES OF  
BEAVER DAM VILLAGE SPECIAL SERVICE DISTRICT  
SEPTEMBER 22, 2005**

A special meeting of the Beaver Dam Village Special Service District was held pursuant to Notice, at the office of Gay Copsey, 6125 W. Sahara Blvd., Suite 1A, Las Vegas, NV 89146. Phone number 702-348-0410 and was remote to the home of Jim Moore, phone number 435-676-2535, on Thursday, September 22, 2005, starting at 6:35 p.m. (PST).

Present at the meeting were Board Members:

Randy Cagle  
Gay Copsey  
David Starrett  
Phylip Leslie (via speaker phone)  
Jim Smith (absent)

Additionally, four members of the public were present:

Jodi Huff  
Ken Huff  
Dave Temple  
Gil Manzano

The following items were considered pursuant to the agenda:

Item 1: **Status of Unit 'A' lawsuit**: The lawsuit has been established against Adams/Lamareax Construction. A follow-up meeting will be scheduled by Gay Copsey to discuss settlement.

Item 2: **Unit 'A' loan collection**: \$18,000.00 of assessments is owed to the bank. Hafen/Adams will be collecting from three residences. Dave Temple will call the bank to verify amount due to bank.

Item 3: **Report on water project**: Phylip Leslie reported that pipes are all in; the 25,000 gallon water tank in the Estates Area is cleaned and full of water; money was saved by using existing materials; valve boxes will be secured with concrete; currently \$8,000 approximately under budget (see budget summary).

Item 4: **Treasurer's Report**: Dave Starrett, treasurer, reported, 6 residences have not paid dues and a lien will be placed on the Lodge for non-payment. Additionally, the bill from Perco Rock will be paid after obtaining necessary information from contractor.

Item 5: **Snow plow equipment and road maintenance**: A verbal proposal from Phylip Leslie was received. The cost will be \$2,000.00/month for a calendar year; bulk gas will be purchased to lower the cost by approximately \$.30/gallon; private drives (just in Beaver Dam Village Service District) will be plowed for an hourly wage of \$65.00/hour.

There was a discussion of maintenance of equipment. The Special Service District will be seeking a complete written proposal from Phylip Leslie and an additional proposal from Ed Owens.

*Dave Temple give proxy vote to Gay Copsey*

Item 6: **Snow plow equipment purchase and road maintenance**; David Starrett needs a written contract in order to determine action. Information will be gathered and we will reconvene.

Item 7: **Unit 'B' Extension**: Randy Cagle and Phylip Leslie will review documents. Gay Copsey, Randy Cagle, and Phylip Leslie will meet with Fred Witte to resolve issues on accepting the new lots on top.

Item 8: **New Business**

- Create a waiver of liability for water usage regarding property owners up on top (Fred Witte lots). Denied by board.
- County has height restrictions on structures.
- Accept the \$800 check from Christensen for water hook up.
- Accept the \$800 check from Lewis for water hook up.
- Return the \$800 check to Miller (Fred Witte lot up on top) fee should be only \$100.
- Randy Cagle motioned to appoint Jodi Huff as clerk of the Special Service District. Second by Gay Copsey. All members approved.

Item 9: **Open Discussion**: Alan Davis, Independent Contractor, should pay for damage while plowing last year.

Meeting adjourned at 8: 20 p.m. (PST)

**MINUTES OF A SPECIAL MEETING OF THE BOARD OF TRUSTEES OF  
BEAVER DAM VILLAGE SPECIAL SERVICE DISTRICT  
October 18, 2005**

A special meeting of the Beaver Dam Village Special Service District was held pursuant to Notice, at the office of Gay Copsey, 6125 W. Sahara Blvd., Suite 1A, Las Vegas, NV 89146. Phone number 702-348-0410 on Tuesday, October 18, 2005, starting at 6:00 p.m. (PST).

Present at the meeting were Board Members:

Randy Cagle  
Gay Copsey  
David Starrett  
Dave Temple (absent)  
Jim Smith (absent)

Additionally, four members of the public were present:

Doug Gouger  
Michael Stratton  
Juliana Stratton  
Phylip Leslie ( by telephone)

The following items were considered pursuant to the agenda:

Item 1: **Approval of September 22, 2005 Meeting Minutes**: Gay Copsey motioned to approve, seconded by Randy Cagle, minutes approved.

Item 2: **Snow plow equipment and road maintenance**: A motion to purchase the necessary equipment for snow removal and road maintenance was made by Gay Copsey, seconded by Randy Cagle, equipment purchase approved.

Item 3: **Contract for water master, snow plowing and road maintenance**: A contract was presented by Phylip Leslie to perform the duties of water master, snow plowing and road maintenance. A motion to approve the contract was made by Gay Copsey, seconded by Randy Cagle, contract approved for \$2,000 per month.

Item 4: **Unit 'B' Extension #3**: Randy Cagle and Gay Copsey negotiated an acceptance contract with Fred Witte to resolve issues on accepting the new lots on top. Fred Witte will provide a 2 year warranty on the system will pay Association Fees and fix several items. A motion was made by Gay Copsey to accept the contract and the lots into the subdivision under the terms of the agreement. Motion seconded by Randy Cagle, motion approved.

Item 5: **New Business**: None

Meeting adjourned at 7: 05 p.m. (PST)

**MINUTES OF SPECIAL MEETING OF THE BOARD OF TRUSTEES OF THE  
BEAVER DAM VILLAGE SPECIAL SERVICE DISTRICT  
October 30, 2008**

A special meeting of the Beaver Dam Village Special Service District was held pursuant to Notice, at 6125 W. Sahara Blvd., Suite 1A, Las Vegas, Nevada 89146; Phone number 702-348-0410 on Tuesday, October 30, 2008 at 6:30 p.m. (PST).

Present at the meeting were Board Members:

Randy Cagle

Gay Copsy

David Starrett

Charles McDonald

Jim Moore ( by telephone)

District Engineer - Phylip Leslie (by telephone)

Additionally, three members of the public were present:

Gil Manzano (Homeowners Association Board Member)

Brian Covey (Homeowners Association Board Member)

Eva White (Homeowners Association Board Member)

The following items were considered pursuant to the agenda:

Item 1: **Report from District Engineer:** Phylip Leslie reported on the status of the water project. It is planned that well C will be replaced with a new underground vault and the new booster pump will be located in the vault with the well. A water line break happened a few weeks ago in the Estates side of the subdivision. A 'T' fitting broke and drained the tanks on the Estates side. The break has been fixed and the tanks refilled. Gravel has been placed in several locations to avoid freezing problems this winter. Phylip gave assurances that he will continue to do the snow plowing and if there comes a time when he cannot be on the mountain in a short amount of time, he has made provisions for someone to do the snow plowing.

Item 2: **Treasurer's Report, 2008 budget & possible action on delinquent accounts:**

Treasurer's report was given indicating the balances as shown on the proposed budgets. David was instructed to proceed with collection efforts against the delinquent accounts. A motion was made to approve the 2008 budget as presented. Motion approved.

Item 3: **Consideration and possible acceptance of property from Beaver Dam Village**

**Owners Association:** The original agreement between the HOA and the SSD contemplated the transferring of the common areas where the water facilities are located to the SSD. This would benefit the HOA by not having to pay property taxes on the common areas. When the warranty deed was executed it only transferred to facilities and not the land. Therefore a new deed would have to be signed and recorded by the HOA. The HOA has approved a motion to deed the property to the SSD. A motion was made to accept the transfer of the land from the HOA. Motion approved.

Item 5: **New Business:** None

Item 6: **Comments from the public:** None

Meeting adjourned at approximately 7:30 p.m. (PST)

Dated this 11<sup>th</sup> day of October, 2008  
Beaver Dam Village Special Service District

**MINUTES OF SPECIAL MEETING OF THE BOARD OF TRUSTEES OF BEAVER  
DAM VILLAGE SPECIAL SERVICE DISTRICT  
December 12, 2006**

A special meeting of the Beaver Dam Village Special Service District was held pursuant to Notice, at the office of Gay Copsey, 6125 W. Sahara Blvd., Suite 1A, Las Vegas, Nevada 89146; Phone number 702-348-0410 on Tuesday, December 12, 2006 at 6:30 p.m. (PST).

Present at the meeting were Board Members:

Randy Cagle

Gay Copsey

David Starrett

Jim Smith resigned – (Absent)

Dave Temple resigned – (Absent)

District Engineer - Phylip Leslie (by telephone)

Additionally, three members of the public were present:

Gil Manzano (Homeowners Association Board Member)

Brian Covey (Homeowners Association Board Member)

Linda McDonald (Homeowners Association Board Member)

The following items were considered pursuant to the agenda:

Item 1: **Report from District Engineer:** Phylip Leslie reported that he is continuing to submit water samples for testing as required by an August 20, 2006 Health District directive. Meters and well houses are now on-line. "Estate" Well went down last week when Rocky Mountain Power switched to a digital meter; we expect Rocky Mountain Power to address at their cost. We will use some of the project funds obtained from the State of Utah next year to do additional work on the wells, i.e. "C" Well Booster and "A" Well Tank. The SSD will send copies to the affected homeowners informing them that pressure reducing valves must be installed in their cabin. Copies of The Beaver Dam Village SSD Backflow Prevention/Cross Connection Control Policy and Procedures Manual were provided to members. Questions on the report should be addressed to Phylip Leslie at (435) 586-9474. Randy Cagle motioned to adopt the Backflow Prevention/Cross Connection Control Policy and Procedures Manual. Motion approved. The lawsuit on the water system in Unit A has not been settled. They had preliminarily agreed to have gravel hauled in for that section of the roads in October. This was not done. Randy, Phyl and Gay will follow-up on this matter. As a result we have at water lines frozen in the Unit "A" subdivision. One homeowner has filed suit against the SSD; our insurance company is defending us in the matter.

Item 2: **Treasurer's Report & possible action on delinquent accounts:** David reported financial statements and budgets have been filed with the State of Utah. Because of the current amount of the outstanding loan with the State, they are requiring: 2005 books be audited; 2006 books be reviewed; 2007 nothing should be needed. CPA must be hired since David can not audit his own work. Board authorized this expenditure. David was instructed to proceed with collection efforts against the two (2) delinquent accounts from Unit "A" (\$2700 each) for the water project.

Item 3: **Discussion & adoption of 2007 Budget:** Randy Cagle motioned to approve the 2007 budget with the following changes: reflect \$75,000 for the water project (from funds currently in the project); increase Administration cost by \$1,000 for fees. Motion approved.

Item 4: **Discussion & possible action on annexation request by Alan Stipe:** After discussion, it was decided to delay action on this item to the next quarterly meeting.

Item 5: **New Business:** Linda McDonald agreed to act as secretary to the SSD. Two new members need to be appointed to the Board to replace Jim Smith and Dave Temple. The board will be recommending two people to the County.

Item 6: **Comments from the public:** None

Meeting continued over to the Special Meeting of the Beaver Dam Village Owners Association Board at approximately 7:30 p.m. (PST)

Dated this 14<sup>th</sup> day of December, 2006.

Linda McDonald

Secretary Beaver Dam Village Special Service District