

Beaver Dam Homeowners Association Meeting August 21, 2004

The meeting was called to order by Chairman Gay Copsey on August 21st , 2004 at 11:15 a.m.

Present were the following members:

Gay Copsey, Chairman
Phylip Leslie
Zane Hadfield (for Flo Ternes)
Randy Cagle
David Love
Jim Smith (for Don Kroll)
Russell Gallian (Attorney - by phone)
Margie Navratil

Absent:

Dave Starrett

Meeting Open:

Minutes of the July 17th meeting were reviewed and accepted. Motion made by Randy Cagle and seconded by Jim Smith.

- 1st Item: Gay Copsey, Phylip Leslie, and Randy Cagle reported that the bond for \$550,000.00 for the water system was approved at the August 13th Park City meeting. Phylip Leslie stated the next order of business was to award and sign the contracts so work can begin on the system. Signing the contract documents will take place in St. George on August 28, 2004 in Russell Gallian's office. Steps have also been taken to recoup money from the mistakes in repairing Unit A's water system.
- 2nd Item: There was discussion to form a committee to represent Beaver Dam property owners in requesting a manned fire district due to the property tax increases.
- 3rd Item: There are 11 lots subdivided in the property behind Aspen Cove Resort. There will be a 50,000 gallon water tank and a common septic system for these lots. It is proposed to annex these lots into Beaver Dam Village.

4th Item: The Homeowner's Association information kiosk is being built in the Aspen Cove Resort parking lot and is provided by ERA Realty.

5th Item: Jim Smith asked about the status of funds from Unit A after the merging of the associations. Dave Starrett will follow up on this.

The meeting adjourned at 12:15 p.m.

MINUTES OF THE 2004 ANNUAL MEETING OF THE BEAVERDAM VILLAGE OWNERS ASSOCIATION

The Meeting was called to order by Russ Gallian, attorney for the association, at 10:10 am, MST, on July 3, 2004, at the Aspen Cove Lodge, Panguitch Lake, Utah.

Board Members present were Gay Copsey, chairman, Randy Cagle, David Starrett, Jim Smith, and David Temple. Absent were Bob Burnham and Don Kroll for medical reasons.

Russ started the meeting by explaining the reason for creating the Special Service District, and the status of the SSD. He also discussed the problems with the waterline construction done by the former Unit "A" association. He explained the board is pursuing legal actions to try to get the problems fixed. Russ explained the combined water system and the benefits of having the system combined. Particularly, the problems people are having getting fire insurance at a reasonable rate or not at all. An explanation of the recent bidding for the combined water system was given and the results of those bids. It was explained that due to oil prices that the price for PVC piping and the cost for fuel for the contractor had dramatically increased the bid result.

Russ Gallian explained that the bid exceeded the amount of money the SSD had previously asked the State of Utah for. The SSD had approval for \$349,000 but with the cost of construction, the bonding costs, and the legal fees, the SSD needed approximately \$550,000 to complete the project. Consequently, the SSD has asked the State to increase the amount it will be borrowing to the \$550,000 amount. The State Safe Water Board does not meet until August 13, 2004. because of having to borrow the additional funds the standby fees for the SSD will be \$500 per year and the associations dues will be \$100 per year commencing January 2005.

Randy Cagle gave an explanation of the things the board was doing to increase communications. He stated that a bulletin board was going to be placed at the Aspen Cove Lodge for posting of all the notices of the HOA and the SSD. He also stated that a kiosk was going to be built and placed by the road so that notices and general information could be posted, such as properties for sale and a map of the subdivision. The cost of the kiosk is going to be funded by Tracy Armstrong, one of the local real estate brokers. **Thank You Tracy.** Randy also announced that the association had a new web site, it is called WWW.BEAVERDAMVILLAGE.COM. The web site was being funded and maintained by Jim Moore, one of the local cabin owners. Randy Cagle will be assisting Jim with the maintenance of the web site.

Phylip Leslie, engineer for the SSD, and a local cabin owner, gave a presentation of the water system project. He explained the connection of all the associations'

wells, tanks and piping. He stated that the combined water system would provide adequate fire flow and increase the pressure to those lots that have low pressure. He also stated that the system would be electronically connected so the Scada system would make sure that the tanks are all full and if there was any problems the system would notify the water master. A combined system would provide backup in the event a well pump failed.

There were several questions answered by Phylip Leslie regarding bidding and materials costs.

David Starrett, treasurer for the HOA and the SSD, presented the budgets for both entities. David presented a complete financial disclosure for the funds collected from each association and the \$400 dues collected last January. According to the budget, at the end of the year, given no unforeseen emergencies, there should be \$24,208.68 dollars remaining. A portion of those monies will need to be transferred to the SSD at the end of the year. The budget for the SSD was presented and explained.

Questions answered by David were:

Have we borrowed the \$349,000 yet? The answer was, NO.

Will the attorney fees go down once the SSD has completed the loan? The answer was YES.

Has anyone checked into any state grants? The answer was the board was going to be doing this soon.

Les Smith, one of the cabin owners gave a presentation regarding his efforts with the fire district. He explained he had been appointed by the HOA and the SSD as the liaison to the fire district. Les explained he was trying to get a fire station and the land may be granted by some local property owners. Phil Leslie is going to assist Les Smith in seeking community block grant funds to build the station. The HOA and the SSD support Les Smith in his efforts to be appointed to the fire district board.

Russ Gallian conducted the election of the three vacant board positions. The three positions that expired this year were, Davis Starrett, David Temple and Jim Smith.

David Starrett was elected for a three year term. There were five nominations for the two vacant one year term positions. They were Susan Casupang, Margie Navratil, David Love, Jim Smith, Flo Ternes. After a close election, Margie Navratil and Flo Ternes were elected. **CONGRADULATIONS!**

David Love a local cabin owner gave a presentation regarding the bark beetle and the need to have the trees sprayed to kill the beetles. David handed out a flyer for Allpines Pest Control (435) 586-5103.

Alan Davis, the water master for the SSD, gave a presentation on his efforts regarding snow plowing and the maintenance of the roads. He reminded everybody present that all vehicles, including ATV's must adhere to the posted 10 MPH speed limit. Also he reminded people that parking on the roads is not permitted and it would be appreciated if owners and guests would adhere to this requirement. Lastly, he reminded everybody that for sale signs are not permitted on property within the subdivisions.

Russ Gallian asked if there were any more questions. There were none so the meeting was closed and lunch was provided by the Aspen Cove Lodge at no cost to the association. **THANKS FLO!**

Beaver Dam Homeowners Association Meeting July 17, 2004

The meeting was called to order by Chairman Gay Copsey on July 17th, 2004 at 12:00 p.m.

Present were the following members:

Gay Copsey, Chairman
Phylip Leslie
Zane Hadfield (for Flo Ternes)
Randy Cagle (phone)
Margie Navratil

Also present were the following:

David Love

- 1st Item: Board member Robert Burnham resigned. Gay Copsey made a motion to appoint David Love to replace Robert Burnham. Randy Cagle seconded the motion. All members accepted this appointment.
- 2nd Item: Randy Cagle asked about the status of the kiosk. The plans for the kiosk will be brought to a builder.
- 3rd Item: David Love proposed having a backup Water Master when Alan Davis is away. David volunteered to act in this regard.
- 4th Item: David Love and Margie Navratil will inventory trees in the subdivision that have bark beetles and will call tree services for quotes on removal of these trees.
- 5th Item: Zane Hadfield reported that the outside bid for dealing with the water system was higher than the local bid, so not worth pursuing.
- 6th Item: Election of Officers. Gay Copsey nominated Dave Starret as Treasurer and Margie Navratil as Secretary. Randy Cagle nominated Gay Copsey as President. All voted in favor of these nominations.
- 7th Item: A committee will go to Park City on Aug. 13th to request additional funds for the SSD.

8th Item: The next meeting of the Board of Directors has been scheduled for Aug. 21st at 10:00 a.m. at Alan Davis's house, 383 Darleni Way, Panguitch Lake, UT 84759. Members unanimously accepted the date, time, and place.

The meeting adjourned at 12:50 p.m.