

**MINUTES OF SPECIAL MEETING OF THE BEAVER DAM VILLAGE OWNERS
ASSOCIATION**

October 30, 2008

A special meeting of the Beaver Dam Village Owners Association 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
Jim Moore (by telephone)
Brian Covey
Eva White

Additionally, five members of the public were present:

Gay Copsey (SSD Board Member)
David Starrett (SSD Board Member)
Charles McDonald (SSD Board Member)
Gil Manzano
District Engineer - Phylip Leslie (by telephone)

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 of deeding property to the Beaver Dam Village Special Service District:** 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 the facilities and not the land. Therefore a new deed would have to be signed and recorded by the HOA. A motion was made to transfer the land from the HOA to the SSD. Motion approved. Deed will be forwarded to the SSD for acceptance.

Item 5: **New Business:** None

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

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

Dated this 11th day of October, 2008
Beaver Dam Village Special Service District

**MINUTES OF SPECIAL MEETING OF THE BOARD OF THE
BEAVER DAM VILLAGE OWNERS ASSOCIATION
June 17, 2008**

A special meeting of the Board of the Beaver Dam Village Owners Association was held pursuant to Notice, at the office of Gay Copsy, 6125 W. Sahara Blvd., Suite 1A, Las Vegas, Nevada 89146; Phone number 702-348-0410 on Tuesday, June 17, 2008 at approximately 6:45 p.m. (PST) after the conclusion of the special meeting of the SSD. Present at the meeting were:

Board Members:

Randy Cagle
Phylip Leslie (by telephone)
Brian Covey
Eva White
Linda McDonald
Jim Moore (by telephone)

Members of the public were present:

Charles (Lee) McDonald (SSD Board Member)
Gay Copsy (SSD Board Member)
Charles (Lee) McDonald (SSD Board Member)
David Starrett
Sharon Etter (by telephone)
Gil Manzano

The following items were considered pursuant to the agenda:

Item 1: Discussion regarding annual meeting: A motion was made, seconded and approved to hold the 2008 Owners Association meeting in August in Las Vegas, Nevada; specific date and location to be determined. Sharon Etter requested that it be noted in the minutes that she represents three couples who disagree with this decision and would like the annual meeting to be held in Utah. It was agreed that Mr. Cagle will include a request in the newsletter he is sending to all homeowners asking their preference on how they want to receive meeting information: by email or via the website. Jim Moore has offered to update the current website.

Item 2: New Business: Discussion was held on possible changes to the current CCR's, specifically, leasing of common area for monetary gain and minimum main floor square footage. Mr. Cagle agreed to draft language changes, email to Board members for their review, and then include with the mailing to the homeowners. Discussion was held on possible CCR violations; homeowners were informed that they can contact any Board Member with their complaint; the complaint will be investigated and if necessary, the Board will cite the homeowner for the infraction. Brian Covey requested permission to initiate discussions with the Lodge about installing a dock for the homeowners' use;

permission granted. David Starrett submitted his resignation as the BDVOA's accountant; Randy Cagle will begin the search for his replacement.

Item 3: Comments from the public: Eva White informed the Board that her cabin was asked to be included in the Cedar City Parade of Homes. The event is scheduled for the first two weekends in September. The majority of the Board had no objection to her accepting the request.

Meeting adjourned at 8:05 p.m. (PST).

Dated this 24th day of June, 2008.

Linda McDonald
Secretary

**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 27th 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 4th 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 21st day of August, 2008

Linda McDonald
Secretary