

**Beaver Dam Village Homeowners Association
Annual Homeowners Meeting
Saturday July 3, 2010
Panguitch Lake Fire Department Facility**

Board Attendees: Randy Cagle, President
Brien Covey
Lee McDonald (for Linda McDonald), Secretary

Meeting began @ 1:00 PM local time

Welcome

- Randy welcomed the owners in attendance
- Advised owners of Brian Covey's attendance
- Advised owners that Linda McDonald's position will be vacated as of today. Her husband, Lee, will take today's notes and provide them to the new secretary.
- There will be an election for her position today

HOA Activities

- Advised owners of street name changes per County & Fire Department
 - Rustic Drive
 - Ipson Creek Drive
- Owners should check with County for conformation of street names and addresses
- There will be an update provided on our web site

Special Service District

- There are no water line breaks
- The water system is in the process of being pressure balanced
 - Village A water tank OK
 - Building A & B water tank OK
 - All wells OK

Treasurers Report

- Randy provided an update and provided the current budgets for the SID & HOA

Open Discussion

- Cell site is expected to move forward in late fall
- \$ for cell site will increase as providers buy in
- Barry Bender discussed concern for road conditions and maintenance. Outlined ongoing problems, prior, current and future
 - Expressed concern as to the apparent responsibilities that overlap between the Special District & Association in regard to road maintenance and snow removal
 - Need for better dust control due to bikers and ATVs
 - Randy provided budgets for both and there appeared to be duplications of expenses
- Barry was to head a committee to clarify the issues that may exist
- Owners complained about the lack of consistency in notification of dues and the penalties applied indiscriminately

- There was a request from the owners for a new treasurer and new CPA due to apparent conflict of interest with SSD & HOA. Randy will review
- Owners want to notified of SSD meeting schedule and provided with the agenda and minutes
- Per Randy owners were advised that all assessments are due the first of each year and need not be advised
- Owners want notification for their records and are concerned that this is the busiest time of the year for them
- Owners also expressed concern with their communication with Dave Starrett, Treasurer and his curt dealings with them
- Randy agreed to review the situation and perhaps have registered mail confirm owner notification of dues
- Randy will provide all owners with names, addresses, phone numbers, lot numbers and e-mails of all HOA members to Fire Department and Barry Bender
- Fire Department (Dave Etter, Fire Chief & Bob Bond, Asst Fire Chief) updated owners as to the new fire station, burn rules, need for volunteers (40 hours of basic training), etc.
- Owners asked that the results of the water quality be posted as determined by Phil Leslie, Water Master. Randy agreed
- Web Site update and enhancement was discussed and it was agreed there would be a more functional system implemented. Randy will review. Jim Shelly volunteered to look into the Web Site possibilities
- Dirt bikes and their speed needs to be addressed perhaps with 10 MPH signs
- Real estate signs were discussed and no action was taken. Randy will look into original rational of current no signs allowed in CC&Rs
- Dog control was discussed and no action was taken. Randy will look into original rules, if any, in the CC&Rs

Election of Officers

- Barry Bender was elected the new Board member and Secretary

Adjournment

- Meeting was adjourned by Randy


Barry C. Bender, Secretary

7.26.10