**Board of Directors Meeting**

Wednesday April 16, 2025 – 6:30 PM

Via ZOOM

**Minutes**

**Called to Order: 6:30 PM**

*Attendees: Mark Wagner (President), Kathy Rall (Vice-President), Les Kole (Board Member), Michael Blankenship (Board Member), Paul Duggan (Treasurer), Judy Railsback (Board Member), Linda Kole, John Beebe, Christi Sande, Paul Romere, Charlie Popeck.*

**Welcome/Introductions**:

Opening Remarks

**Approval of the Agenda:**

*No Changes.*

**Approval of Minutes:**

* Approval of March 26, 2025 Board Meeting minutes

*-Les-on the Architectural Committee notes please change observation points to observation ports.*

*Kathy motioned to approve. Judy seconded. Motion passed 5-0.*

* Approval of April 3-4, 2025 Special Board Meeting Minutes Via Email

*Les motioned to approve, Judy seconded. Motion passed 5-0.*

**Treasurer’s Report –** Paul Duggan

* Review and Approval of the April 16, 2025 Treasurer’s Report

*-Lot 49 closed with $50 transfer fee.*

*-Under expenses, final snow removal bill paid for the season.*

*Les motioned to approve, Kathy seconded. Motion passed 5-0.*

**Committee Reports**/**Board Reports**

1. Architectural Review Committee – John Beebe
   * Survey of End of Beaver Creek Drive Update

*-Survey found four pins on the beginning and end of curve on upper Beaver Creek. The distance between is an arc.*

*-Lot 54 is encroaching on road right-of-way from previous owner. Best solution is to create a turn around and parking area and change how Andrea would access her driveway. Would take removal of four trees and adding some fill dirt. Could volunteer on gravel, fill dirt, and trees and outsource the stumps.*

*-Michael is working on drawings.*

*-John suggests that the Arc Committee portion is complete (until revised fence plan submitted) and the remaining work should move to the Road Committee and the Board.*

*-Mark-need to include culvert costs.*

*-Michael agrees in that benefits all owners to have parking. Andrea will include fence changes on drawings. Previous owner’s encroachments of right-of-way change 10-25+ feet of what was perceived as part of her property. Will explore stump removal with Bryan Ferguson.*

*-Meeting 4/17 with owners of Lot 41 on building a more permanent structure than the sheds.*

*-Waiting on full plans from Williams, Lot 46.*

*-Robbins on Lot 62 has a hole in the ground with electrical.*

*-Domingos project completed externally.*

*-Costello on lot 79 has completed shed.*

1. Welcome Committee – Ellen Maxton *Nothing to report.*
2. Road Maintenance Committee – Michael Blankenship

*-Twenty-two areas graded.*

*-Three areas excavated. Still need some work at the “T” and the tire being run through the culvert worked well. The dirt being wet works better. The cost was low due to donations.*

*-Paul Duggan-can homeowners use the chain and tire? Michael-yes and will put together guidance.*

*-Talking with Leeder’s on an estimate for Wieland. CRG is sending a proposal for lower Beaver Creek.*

1. Snow Plowing – Mark Wagner

*-Snow removal is done for the season. Paid the four months of retainer fee.*

1. Firewise – Les Kole

*-Nothing new to report as meetings for the month have not yet happened.*

1. Calendar Review – Mark Wagner

*-No changes.*

1. Workdays – Mark Wagner

*-Weeds not an issue yet. Will spray the end of April if needed.*

*-Will incorporate end of Beaver Creek as it comes up.*

**Old Business**:

1. Gates Closed by May 1st

*-Mark will need help. Judy, Michael, Kathy, and Les will close.*

1. Perimeter Fencing Check

*-Ask owners to check their lots.*

1. Fence Repair on Lot #71

*- Lot 71 needs a repair due to fallen tree. Les-needs T-post, pounder, repair wire, possibly a wood post.*

**New Business**:

1. Culvert Cleaning Expenses

*-Donation of items took care of most everything.*

**Discussion** – Open Forum

*-John asked about if the Board is actively looking for new members. Three are up this year. Mark will email on 5/19 for Statement of Qualifications would be due before the annual meeting.*

*-John reported that the steel has been removed from Lot 49.*

**Adjournment: 7:09 PM**

*Kathy motioned for approval.*