



Beaver Creek Community Association
P O Box 5292
Lake Montezuma, AZ 86342



Beaver Creek Community Association Monthly Board and Membership Meeting April 9, 2018

BCCA President Janet Aniol called the April 9, 2018 meeting of the Beaver Creek Community Association to order at 3 p.m. Other board members present were Phil Edwards, Sharon Olsen, Ron Melcher, Mike Nelson, and Bob Burke. Sixteen members and residents also attended. The Pledge of Allegiance was led by Phil Edwards.

Announcements

President Janet Aniol reviewed gave several announcements and updates. She thanked Board Members and others for their hard work this month. Sharon Olsen picked up a prop 202 funds (casino contribution) for BC Transit and thanked the Board of Supervisors for their support of Beaver Creek. Bob Burke arranged for us to sponsor a hole at the Tee Up for Teachers Golf Tournament. Ron Melcher arranged for our guest speaker, Rebecca Borowski, from Yavapai County Development Services Land Use Division. Ron also researched zoning issues. Danice Bruno opened a new checking account for BCCA at Chase with free printed statements and online access. The AZ Water and APS autopays have both been transferred to that account. Chris Nicol is working on making the changes to www.beavercreekaz.us web site. Mike Nelson had the graffiti on the wall next door primed for repainting. Janet attended the VVREO and transportation meetings.

Presentation on Land Use Violations by Rebecca Borowski, Yavapai County Land Unit Manager

Rebecca Borowski gave a comprehensive and helpful presentation about land use violations, including what is and is not a violation, and how to report violations. Lots of questions and answers ensued, and the presentation was an excellent reminder of how Yavapai County works with local residents (that's us!) to get things cleaned up in our neighborhoods. Thanks to Rebecca for an excellent presentation.

New Business

- Ron Melcher presented the details of H18015 request for a Use Permit Modification of an existing variance, for Montezuma Rimrock Water Co. well #1 Hydro Tank location at E. Goldmine Rd and Towers. The request is to approve the current placement of the tank. Ron contacted Judy McBride, who has the adjacent property, for her views. Judy McBride had no objections. Ron drafted a letter of approval from BCCA for the Use Permit Modification.
- There was an open discussion of H18012 request for a zoning change from C1 to C2 for a 4-acre parcel 405-14-017 for the purpose of RV storage and storage units. Realtor Coldwell Banker sent a letter requesting our support for the proposed change. Janet noted that one of the other current storage facility owners is full almost all of the time, while the other has availability all the time, and acreage behind it is already zoned for storage. It seems that multiple projects are underway in our vicinity for RV storage. Phil Edwards commented that the looks of the area are affected from the time you drive into our community from I-17, that additional storage facilities detract from the desirability of our community as a place to live, while doing little to increase our tax base. Bob Burke noted that we have the 2020 Vision plan in place, and should stick to it barring a compelling reason to change. Members and residents were polled as to their individual opinions. The consensus was to oppose the change. Ron moved that we formally oppose the C1 to C2 zoning change. Phil seconded the motion, and it was passed unanimously. Ron will write the letter to express our opposition.

Membership vote on ByLaws Amendment. A proposed ByLaws Amendment was considered by the members present. The Amendment would result in the following language changes to the part of our ByLaws dealing with Membership eligibility and the definition of the community that we serve.

Article III. Membership. Section 1. Eligibility for membership shall be the ownership of real property or residency within the area commonly known as "Beaver Creek" that includes the area known locally as Rimrock, Lake Montezuma and McGuireville.

The proposed changes were read out by Janet Aniol, and have previously been mailed out to all members in writing.

After some discussion, Bob Burke moved, and was seconded by Mike Nelson, that we approve the Amendment. Votes from attending members were taken and tabulated, with a resulting 100% approval of the Amendment.

Old Business

- **Minutes and Financial Report.** Bob Burke read the minutes from March. The minutes were approved, with the correction of the information of trash cleanup needed, which was described as the area around the McGuireville gas station, should be the area around the Y at Beaver Creek Gas Station.

Janet Aniol presented the Financial report for Treasurer Danice Bruno, who was unable to attend. She reported that the Chase account has been opened, and that we need to reimburse Bob Burke by check for \$325 he paid out of pocket for the sponsorship of a hole at the Tee Up for Teachers Golf Tournament. Janet also noted that \$220 was donated by her mother for that event.

- **Project Reports from Board members.** Ron Melcher welcomed residents who can now join the BCCA after our ByLaws change to expand our area and eligibility requirements. He read out the "Are you a member?" letter which is posted on our bulletin boards, and noted that the annual dues are only \$25/year. It was noted that Barefoot's is being remodeled with plans to reopen in 2 or 3 months, with fresh meat, cheeses, burritos and other items. He suggested that we feature local businesses more prominently on the website.

Sharon Olsen reported that she contacted the landscaping company who trimmed the trees in the park, and they agreed to trim the extra limb by the flagpole at no charge. She also arranged for the public back side of the bulletin board to be improved, by using plexiglass doors to protect it from the weather, but allowing the doors to be held closed by a simple bungee cord so that the public has access. Thanks to Sharon for a big improvement!

Phil Edwards advised that he has talked with the BCAC board about a joint celebration plan for the fall with our two organizations getting together for a big block party and fundraiser. Suggested activities included food trucks and music provided by one or more good local bands.

Meeting adjourned at 5:07 p.m.

Next BCCA meeting will be held on May 14, 2018 at 3 p.m.

Beaver Creek Community Association seeks individuals interested in serving as BCCA Board members, assistants and community volunteers. If interested, please contact any BCCA Board member or attend one of our meetings.

Submitted by:
Bob Burke, Secretary
BB/cn