

**BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
JANUARY 15, 2015 ° 6:30 P.M. ° BELLA VISTA COUNTRY CLUB**

**BOARD MEMBERS PRESENT:** Chairperson Charlie Teal, Vice Chairperson Brad Morris, Directors Dave Barfield, Bob Brooks, Joan Glubczynski, Ruth Hatcher, Linda Leffler, and John Nuttall.

**BOARD MEMBERS ABSENT:** None.

**OTHERS PRESENT:** General Manager Tommy Bailey, Director of Finance & Administration Dwain Mitchell, Staff Attorney Doug McCash, and Corporate Secretary Kathy Ferguson.

**I. CALL TO ORDER**

Chairperson Teal called the meeting to order at 6:30 p.m. There were 10 members in attendance, as well as two media representatives.

**II. PLEDGE OF ALLEGIANCE**

**III. INVOCATION**

Pastor Sue Metcalfe of the Forest Hills Church gave the invocation.

**IV. ADDITIONS/DELETIONS TO THE AGENDA**

Chairperson Teal added a New Business item – adding money to the General Manager’s Contingency Fund in support of the POA’s 50<sup>th</sup> anniversary celebration.

**V. REPORT ON BOARD EXECUTIVE SESSION HELD ON JANUARY 8, 2015**

Chairperson Teal said the Board met in Executive Session on January 8, 2015, to review comments to the proposed General Manager’s employment agreement by the Board’s outside legal counsel, and to prepare changes to the employment agreement.

**VI. BOARD MEMBER RESIGNATION**

Chairperson Teal asked to move the subject of Board Member Resignation to after the Open Forum so that all Board members could address this item. He explained that Director Glubczynski was going to be late getting to the meeting, and said he wanted her to participate in discussion of that agenda item.

**VII. APPROVAL OF BOARD MEETING MINUTES**

Chairperson Teal asked for a motion to approve the minutes of the December 11, 2014, Regular Board Meeting.

Director Brooks moved the approval of the meeting minutes, seconded by Director Nuttall.

The motion passed unanimously.

**VIII. RECOGNITION OF OUTGOING JOINT ADVISORY COMMITTEE MEMBERS**

Chairperson Teal recognized those people who had completed their terms on the Joint Advisory Committees at the end of 2014: Golf Committee- Stevie Lamar and Merwin Frye; Recreation Committee - Beverly Cannady; and Lakes Committee - Lynn Manske and Dick Francis.

He also recognized Harris McKee who will be serving another term on the Golf Committee, Ron Jones who will be serving another term on the Recreation Committee, and Jerry Argetsinger who will be serving another term on the Lakes Committee.

Chairperson Teal said we will send all of these people a gift certificate to show our appreciation for their volunteerism.

## **IX. GENERAL MANAGER'S REPORT**

The General Manager presented his report for the month of December, which included a review of 2014 collection efforts.

Director Glubczynski arrived at the meeting.

Vice Chairperson Morris noted delinquencies in 2014 were worse than in 2013, and said a Collections person was removed from the 2014 budget but has been added back for 2015.

Director Barfield said he has recently noticed a drop in the water pressure in the Metfield area.

Mr. Bailey said he would check into this.

Director Brooks said we had 52 new property owners in December and asked how many there were for the year.

Mr. Bailey said there were about 970 new property owners for the year.

Director Glubczynski asked if we had information on how many people have moved away.

Mr. Bailey said we do not, but said he hopes with our new Total e software, we will be able to do more analysis.

Chairperson Teal noted over \$100,000 was collected in past due assessments in December. He said we also appear to be getting back on track with the number of building permits – 50 in 2014.

## **X. RESPONSE TO PREVIOUS OPEN FORUM COMMENTS**

Chairperson Teal said at last month's Board meeting a member asked how many people use the Metfield Clubhouse. He said through November 2014, there were 9,190 members participating at the Metfield Clubhouse.

The Chair said the member also had said equipment from the former Curves business had been offered to the POA. He said we looked at the equipment but it was not appropriate for our use.

## **XI. OPEN FORUM**

One member asked the Board to consider having a meeting at the Highlands Clubhouse to discuss what the Board is planning for that facility and encouraged the Board to listen to the person interested in operating a restaurant at the location.

*Chairperson Teal said he would like to contact the member later about arranging a meeting at the Highlands. He said the Board would be discussing this subject further in tonight's meeting.*

One member said he would like to have a restaurant at the Highlands and said some of the equipment needed at the Highlands should come from the Yacht Club.

*Chairperson Teal said they could look at this, but said that a lot of the equipment is very old.*

One member said he is the person interested in opening a restaurant at the Highlands. He said he was in negotiations on the lease when he found out about some changes being made to the lease. He said he looks forward to the upcoming meeting about plans for the Highlands. The member said he would like the Board to not make any decisions until they have this meeting.

*Chairperson Teal said they would discuss this later in the meeting.*

The member asked if they could talk about other lessees and the terms in their leases.

*Chairperson Teal said he would like to address these concerns in a non-public forum. He said he doesn't want to negotiate this contract at this time.*

## **BOARD MEMBER RESIGNATION**

Chairperson Teal said Board Member Mike Erixon resigned from the Board on January 1. He said Mr. Erixon is relocating out of Bella Vista, and read his letter of resignation. The Chair said he would entertain a motion to accept Mike Erixon's resignation.

Director Barfield made a motion to accept Mike Erixon's resignation from the POA Board of Directors, seconded by Director Nuttall.

The motion passed 7 to 1 with Director Brooks opposed.

Chairperson Teal said he would entertain a motion that the Board not go out for an appointed Board member and instead fill this vacancy through the regular election process. Director Hatcher made this motion, seconded by Director Brooks.

The motion passed 7 to 1 with Director Leffler opposed.

Chairperson Teal said the Board is accepting Board petitions through Friday, January 30 and said those interested should contact Corporate Secretary Kathy Ferguson.

## **XII. OLD BUSINESS**

### **A) Bella Vista Signage**

Director Hatcher said in June, Becky Morgan and Chris Suneson from the City of Bella Vista were assigned to a sign committee along with her and Kathy Ferguson. She said the committee came up with an impressive sign that we can all be proud of. Director Hatcher said five RFP's were mailed and only one was returned. She said we need a waiver of the three-bid requirement on this project.

Director Nuttall made a motion to waive the three-bid requirement for the Bella Vista entrance signs, seconded by Director Brooks.

The motion passed unanimously.

Director Hatcher said in working with the City on this project, the POA also has developed a cost share agreement with the City, and said Doug McCash has been working on it.

Mr. McCash said there is one final item being resolved now.

Director Hatcher said the bid for both signs was \$77,805, and the POA's half would be \$38,902. She said this sign will be long-lasting and encouraged the Board to support this committee and vote on the funds to take care of the POA's share of the sign cost.

The Chair said this would come out of reserves.

Vice Chairperson Morris made a motion to approve the expenditure of \$38,902 for the POA's portion of the monument signs, seconded by Director Brooks.

The motion passed unanimously.

Director Hatcher said the signs should be erected in time for the POA's 50<sup>th</sup> anniversary celebrations in May.

Director Nuttall asked if the Board needs to vote on the cost share agreement between the POA and the City.

Chairperson Teal said no. He said we would rely on POA staff to finalize the agreement.

### **XIII. NEW BUSINESS**

#### **A) Club Concessions**

Mr. Bailey said the Board had a lengthy discussion about Metfield and Highlands food service at the work session last week. He said the Board asked management for a concept of the future state of the Highlands Clubhouse, and reviewed the plans.

Chairperson Teal said this would result in some limited food service for members for breakfast and probably for lunch.

Mr. Bailey said the concessions would be operated out of the golf shop until about 4 p.m.

Vice Chairperson Morris asked if the cost for doing this at the Highlands was about \$110,000.

Mr. Bailey said that cost is based on what an architect had given us for doing something similar at Metfield. He said there will be additional costs in moving the utilities.

Chairperson Teal said in light of the comments from the membership at tonight's meeting, he said he would like to propose that there be an opportunity to share some of this detailed information with the Friends of the Highlands before the Board makes any decisions on this.

Director Brooks said his concern is getting this done for the golf season.

Chairperson Teal said he would contact Mr. Stoops from the Friends of the Highlands in order to set up a meeting in the next couple weeks.

Mr. Bailey said there is a Highlands executive committee that we might want to include.

There were some further comments from the audience.

Director Nuttall asked about plans for the Metfield Clubhouse.

Mr. Bailey said at Metfield, we would take in one of the card rooms for a food service seating area and said this would be a much simpler project than Highlands. He said the costs associated with this modification would be the concession stand equipment and the utilities.

Director Brooks explained that when Cooper Communities ran the Village, the restaurant business was a loss leader because Cooper was in the business of selling and financing lots and homes. He said the POA does not have the revenue from the monthly assessments that we collect to afford the restaurant amenities. Director Brooks said the conversations going forward about the restaurants should look at what is in the best interest of Bella Vista.

Director Nuttall said he would be interested in talking about the Metfield proposal.

Chairperson Teal said based upon the feedback tonight, we should schedule a meeting to talk about both Metfield and Highlands food service.

Director Brooks agreed as long as it is done in a timely manner.

**B) Funding for POA 50<sup>th</sup> Anniversary Events**

Chairperson Teal said 2015 is the 50<sup>th</sup> anniversary of Bella Vista Village, and said there are a number of activities being planned for celebrating this year. He asked the Board to consider adding another \$50,000 to the General Manager's Contingency Fund to ensure that we have attractive and popular events for this anniversary year.

Director Nuttall made a motion for this authorization of funds, and was seconded by Vice Chairperson Morris.

Chairperson Teal said this will have to come out of reserves since this was not budgeted.

Vice Chairperson Morris asked if the Board would be advised of how the money would be spent.

Mr. Bailey said yes.

Director Leffler asked what the plans are.

Director Barfield said they were told at the Recreation Joint Advisory Committee that there are a number of events being planned for this year but things are not firm at this time. He said these expenses may come up quickly, and staff may not be able to wait two or three Board meetings for the funding. He said he understands if the money is not all spent, it would go back into reserves.

Mr. Bailey said a committee has been working on this for several months and some events are planned. He said once we get the programs ready, we will solicit sponsorships. Mr. Bailey indicated that Arvest and Cooper Communities have said they would contribute.

Mr. McCash restated the motion: to add \$50,000 to the General Manager's Contingency Fund from reserves to pay for 50th anniversary activities in 2015.

The motion passed unanimously.

**XIV. COMMITTEE REPORTS**

**A) Rules and Regulations Committee Report**

Chairperson Teal said there is a second reading of Policy 3.08 (Temporary Parking of Vehicles) and explained the temporary parking is subject to a permit for both members and for guests, and said the permit has language that provides liability protection for the POA.

Director Brooks made a motion to approve the policy on second reading, seconded by Director Hatcher.

The motion passed unanimously.

**B) Marketing & Communications Committee Report**

Chairperson Teal said the Marketing & Communications Committee met this month and learned that Arvest has donated \$500 to the Bella Vista Ambassadors for advertising in a military magazine.

Chairperson Teal said there is a survey on the association's website about the *Insights* publication and said it will be online until the end of January. He said there is also interest expressed by the new City of Bella Vista leadership in participating with the POA on the *Insights* publication.

The Chair introduced Ashlee Napier, the Association's new Marketing & Communications Manager, who started with the organization on January 5.

**XV. JOINT ADVISORY COMMITTEE REPORTS**

Director Hatcher said the Golf Joint Advisory Committee met this week and welcomed two new members to the committee. She said the Golf Expo will be February 18, 4 to 6 p.m., and she said there will be golf group meetings before the Expo begins.

Director Brooks said the Golf Joint Advisory Committee also discussed that the USGA and PGA looked at golf playable days and found the average number of rounds on days that golf could be played were substantial.

Chairperson Teal said the Recreation Joint Advisory Committee met on Monday and welcomed Jane Barfield. He said they elected Bill Puskas as Chairperson, Chuck Janzen as Vice Chairperson and Bill Allen as Secretary. Chairperson Teal said the committee heard a report about the work being done at Tanyard Creek as well as about activities being planned for the POA's 50<sup>th</sup> anniversary.

**XVI. ANNOUNCEMENTS**

A) The next GM/Board meeting will be held on Monday, February 2, 2015, 2:30 p.m. in the Country Club Board Meeting Room. (This is a closed discussion meeting.)

B) The next Board of Director's Work Session will be held on Thursday, February 12, 2015, at 8:00 a.m. in the Country Club Board Meeting Room.

C) The next Board of Directors Regular Meeting will be held on Thursday, February 19, 2015, 6:30 p.m. in the Country Club Board Meeting Room.

**XVII. ADJOURNMENT**

Director Hatcher made a motion to adjourn, seconded by Director Leffler. The motion passed unanimously.

The meeting was adjourned at 7:54 p.m.

Submitted:

Approved:

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Kathleen M. Ferguson, Corporate Secretary

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Charlie Teal, POA Board Chairperson