

**BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING (SPECIAL WORK SESSION)  
AUGUST 13, 2015 ° 8:00 A.M. ° COUNTRY CLUB BOARD MEETING ROOM**

**BOARD MEMBERS PRESENT:** Vice Chairperson Brad Morris, Directors Dave Barfield, John Nuttall, Bruce Portillo, Joshua Hart, Ron Stratton, Ruth Hatcher, and Patrick Laury.

**BOARD MEMBERS ABSENT:** Chairperson Bob Brooks.

**OTHERS PRESENT:** President/General Manager Tommy Bailey, Treasurer Dwain Mitchell, and Corporate Secretary Genevieve Henderson.

**I. CALL TO ORDER**

Vice Chairperson Morris called the meeting to order at 8:00 a.m.

**II. CLUBS DISCUSSION**

Mr. Bailey reviewed information regarding the Branchwood Pond fill-in project update and regarding the Highlands Clubhouse lessee name-change update, their decision to give us money for a CD, and progress on the renovation. The lessee is not willing to change the name of the restaurant, so the Board spent time discussing the controversy of going forward with the lessee and their current choice of name for the restaurant.

Some of the comments mentioned by the Board about the controversial restaurant name:

- The name was not on the contract at the time both parties signed.
- Some of the dissenters will be verbal. Other dissenters will simply not visit the restaurant.
- The Board should be prepared for the backlash over the name.
- For the Board to force the lessee to change their name, this would be seen as an attempt to run the business and would create legal confusion as to how much control we have over the business.
- If the public has a problem with the name, perhaps the lessees will change their name after hearing about it directly from them, as opposed to being pressed to do so by the POA.

Mr. Bailey reviewed information regarding the Metfield Clubhouse, which he believes the renovation could be completed by early November, and asked the Board to approve an increased budget of \$333,000 for the construction project. The Board spent time discussing the architectural design plans and fixed costs provisions of the contract for the Metfield Clubhouse. Vice Chairperson Morris proposed postponing the vote on the budget till next week's regular Board Meeting because the membership had not been provided appropriate notice of the Board's upcoming vote on the matter.

Vice Chairperson Morris presented the Investment Policy Amendment with Arvest Trust and distributed page 1 of 3 of the Investment Policy to the Directors. Vice Chairperson Morris requested a motion that the four words, "water principal bond payment" presently included in the description of the Operating Fund be removed from the policy to be in accordance with federal law. Director Barfield motioned. Director Nuttall seconded the motion. The Board spent time discussing reasons for the amendment. Vice Chairperson Morris called for a vote to remove the four words from the policy. The vote passed unanimously. None opposed.

Mr. Bailey explained that he hired Genevieve Henderson as a new assistant to the General Manager and that in the past that position also filled the Corporate Secretary roll. Mr. Bailey asked for the

Board to appoint her as the Corporate Secretary for a 3 year term. Director Barfield motioned. Director Hatcher seconded the motion. There was no discussion. The motion passes unanimously.

**Action Items**

- The General Manager will try to have a timeline for the Branchwood Pond tracked.

**III. ADJOURNMENT**

The meeting was adjourned at 8:51 a.m.