

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

**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:** President/General Manager Tommy Bailey, Director of Finance & Administration Dwain Mitchell, and Corporate Secretary Kathy Ferguson.

**I. CALL TO ORDER**

Chairman Teal called the meeting to order at 8:00 a.m.

**II. OPEN FORUM**

**III. RULES AND REGULATIONS REPORT**

Chairperson Teal said the Rules and Regulations Committee had a brief discussion about dock safety and Jesse's law which is to ensure the safety of boat docks and marinas by establishing minimum electrical standards and signage requirements. He said there was discussion of this law at the December City Council meeting.

Director Nuttall said the City Council talked about this and had some concerns about the ability to go on someone's dock to inspect it. He said their ordinance was not very well structured.

Chairperson Teal said if the POA established a policy regarding this, we would have challenges with respect to enforcement. He said the principal concern is that what the POA operates should be in compliance.

Mr. Bailey said our docks are in compliance. He said the concern is that the private docks are on our property and we would have some liability. The General Manager said he was disappointed the City did not push this through and said he is going to discuss it with the Mayor today.

Director Leffler said the ordinance was not well written.

Chairperson Teal said we need to see if we can work out some sort of arrangement with the City. He said the Rules and Regulations Committee needs to monitor this. The Chair said he would like the General Manager to report back to the Board with any updates from the City.

**IV. BRANCHWOOD AD HOC COMMITTEE**

Chairperson Teal said the Branchwood Ad Hoc Committee met on December 3 and said there was a discussion of the costs of several of the options under consideration for Branchwood. The Chair said Director Nuttall has also put together a PowerPoint for the ad hoc committee that gives an idea as to what some of the options would look like, and he distributed that to the Board.

Director Nuttall said he is planning to present this PowerPoint when the ad hoc committee meets again. He reviewed the PowerPoint, and the Board discussed it at length.

Chairperson Teal said he would like for the ad hoc committee to see that the Board took their input and developed some conceptual ideas, and said we then need them to vote to move to the next step.

Mr. Bailey asked when we are going to bring the ad hoc committee to a close.

Chairperson Teal said at the end of the month.

Director Glubczynski said soft surface trails would be more economical. She said the exercise huts would be nice, but are not a necessity.

The Chair agreed they should have one more meeting of the ad hoc committee to present these conceptual ideas. He said he would like their consensus to proceed.

The Board agreed they should go ahead and start finding someone who will do the design work for the concepts.

## **V. CLUB CONCESSIONS**

Mr. Bailey said we were informed that the person who was potentially interested in leasing the Highlands Club has backed out, and said the Club has been closed now for quite some time. He said we are bringing forward the idea again that we move towards something that fills the food service needs for the golfers or the people using the facility. The General Manager said he would like to move our two outer clubs to a small concession/grill type operation. Mr. Bailey said the equipment would cost less than \$10,000, but said there would have to be some infrastructure changes to make this happen at both locations. The General Manager said he would recommend combining the seating of the golf shop with the snack area, which would cost a little more.

Mr. Bailey recommended we move towards a concession type operation. He said he is not sure if we want to change the building around for a more long term plan or do something more temporary and less expensive just to get concessions available.

Director Glubczynski inquired about staffing.

Mr. Bailey said this would require additional staffing. He said the more we combine the golf shop with the eating area, the less additional staffing would be required.

There was a great deal of discussion about the various options and the pros and cons.

Mr. Bailey said we are getting a lot of questions from members regarding when the Metfield exercise equipment is going in. He said we have outside events scheduled at Metfield until after May, and said we would not make any changes until after May and are going to start telling members this.

Director Glubczynski asked if structural changes are necessary to make the Metfield space an exercise room.

Mr. Bailey said when we renovated the building, we built the room in a way that it could be converted to an exercise room fairly easily. He said when it is time to move equipment in, we may want to go ahead and put in a rubber floor which would have to be funded.

Director Glubczynski said rubber flooring would not be necessary and floor mats could be used instead.

Director Barfield said we need to make sure the membership understands why we are waiting until after May to bring in the fitness equipment.

Director Glubczynski said we should be ordering the equipment in February.

Mr. Bailey asked if the Board wants him to bring conceptual drawings of Metfield and Highlands for the Board meeting. He asked if they want temporary solutions or long term solutions.

It was agreed Mr. Bailey would bring draft drawings for future state for Highlands and Metfield.

Director Glubczynski asked if Highlands should have a more temporary option since it is located further out.

Director Hatcher said the full service restaurant option is not working and it is time to make the change to concession service where we offer food for the members and make extra space for the members.

Director Nuttall said when we make the modifications, we need to remove the existing kitchens.

Mr. Bailey said the renovations at Metfield, outside of the utilities, should not be a difficult project. He said the renovations at Highlands may not be difficult either.

Vice Chairperson Morris said he would be concerned about doing a long-term solution for Metfield and Highlands if we haven't found a new home for Membership Services.

Mr. Bailey said Membership Services should be centrally located, and said he doesn't feel the satellite offices are something we need.

There was some discussion about how Membership Services might operate in the future.

The Chair asked the General Manager to provide something conceptual for Metfield and Highlands at the Board meeting.

Director Hatcher asked if they could do something in the card room at the Highlands for this year and have it ready for when golf season starts and then move to a permanent option next winter.

Mr. Bailey said we are going to have to tear it up to do the utilities.

Vice Chairperson Morris asked if they should make a motion for going forward with concessions at the two clubs and the remodeling not to exceed a certain dollar amount.

The General Manager said he hoped the Board would give management the commitment to do this so they can go through the process to get bids.

Vice Chairperson Morris said the commitment would depend on the amount of money.

Mr. Bailey said \$250,000 for renovating both facilities is probably right in the ballpark. He said that is what he would anticipate.

## **VI. ANNOUNCEMENTS**

## **VII. ADJOURNMENT**

The meeting was adjourned at 9:20 a.m.