

**BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING (WORK SESSION)
May 12, 2016 ° 8:00 A.M. ° COUNTRY CLUB BOARD MEETING ROOM**

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

BOARD MEMBERS ABSENT: Chairperson Bob Brooks and Director Bruce Portillo.

OTHERS PRESENT: Chief Operating Officer Tom Judson, Board Treasurer/Director of Finance & Administration Dwain Mitchell, and Corporate Secretary Genevieve Henderson.

I. CALL TO ORDER

Vice Chairperson Morris called the meeting to order at 8:02 a.m.

II. IRRIGATION PUMP AT BRITTANY GOLF COURSE

Vice Chairperson Morris reported that Keith Ihms, Director of Golf Course Maintenance, has provided a capital approval request to the Board for the repair of an irrigation pump at the Brittany Golf Course. He reported that there is no water coming out of the well because something is wrong with the pump or the motor. He stated that it is one of two wells at the Metfield and Brittany golf courses, and without the well functioning, there is a risk of not being able to provide enough water to the courses. The request is for a maximum of \$27,587, dependent upon what the repairs are. Vice Chairperson Morris reported that Mr. Ihms is also requesting a waiver on the three bid requirement. He stated that the firm who initially installed the pump is familiar with it; they have relocated it in the past, will be the most knowledgeable about the system, are available to do the work, and will be able to fix it in the most time and cost efficient manner. He asked the Board if there were any questions or comments. The Board had no questions or comments.

III. REQUEST FOR APPROVAL TO HIRE AN ARCHITECTURE FIRM TO ASSESS ADDITIONAL POA BUILDINGS

Vice Chairperson Morris reported that Tommy Lee, Director of Business Development, is requesting the authorization to contract with SCM Architecture and Kinko Construction for the development of architectural plans and project costs for additional POA owned buildings. The total combined estimated cost of the project is approximately \$62,000. He stated that management is requesting a waiver for the three bid requirement because the POA is already working with SCM Architecture and Kinco Construction on the Yacht Club project. He added that this is an expansion of the evaluation of the POA's current buildings, to help determine how they can be better utilized in the years ahead. He stated that the request for the three bid waiver is based on the satisfactory results and working relationship with SCM Architecture on the Yacht Club project. He stated that there will be a motion for the approval at next Thursday's meeting and asked the Board if there were any questions or comments. The Board had no questions or comments.

IV. POLICY 3.09

Vice Chairperson Morris reported that the second reading of the proposed changes to Policy 3.09 will be at next week's Board meeting. He stated that the adjustments to Policy 3.09 would change the threshold of when water service is suspended for non-payment of assessments. He stated that under the current policy, water is turned off when unpaid assessments reach \$200, which takes approximately eight months. He reported that the proposed Policy would change the timeline of when the POA begins the process of suspending water service to 60 days. He asked the Board if there were any questions or comments.

Director Nuttall asked if the water re-connect fee is more than the over-due assessments owed. Mr. Judson replied that he believes the fee is \$45 or \$50 and will look at the fee schedule to confirm the information.

V. POLICY 7.05

Vice Chairperson Morris reported that the second reading of the proposed changes to Policy 7.05 will be at next week's Board meeting. He stated that the adjustments to Policy 7.05 clarify the distinction between fees requiring prior approval by the Board of Directors to change, and special promotional rates and other fees not requiring prior approval by the Board of Directors. He stated that the intention of the proposed adjustments is to provide the General Manager and Chief Operating Officer, as well as POA staff, the flexibility to manage promotional marketing pricing and special opportunities for POA members and guests, relative to the amenity usage fees. He asked the Board if there were any questions or comments. The Board had no questions or comments.

VI. CHANGE IN TIMING OF RULES AND REGULATIONS COMMITTEE MEETING

Mr. Judson reported that the timing of the Rules and Regulations Committee meeting is being changed. He stated that the meeting will now take place on the Monday following the first Thursday of each month, coming after the General Manager's meeting. He provided a schedule of upcoming meeting dates, adding that the Rules and Regulations Committee is aware of the change and in support of it.

VII. ANNOUNCEMENTS

- A) A Special Board Meeting (closed session) will be held on Monday, May 16, 2016 at 10:00 a.m. in the Country Club Board Meeting Room.
- B) The Annual Meeting will be held on Tuesday, May 17, 2016 at 6:30 p.m. at Riordan Hall.
- C) The Board Organizational Meeting (closed session) will be held on Thursday, May 19, 2016 at 5:30 p.m. in the Country Club Board Meeting Room.
- D) The next Board of Directors Regular Meeting will be held on Thursday, May 17, 2016 at 6:30 p.m. in the Country Club Board Meeting Room.

VIII. OPEN FORUM

Mrs. Linda Lloyd of 102 Fairway Drive thanked the POA for the work they have done with the tennis center. She stated that the improvements have been very well noted by members who play there, as well as by teams that come in from other areas in Northwest Arkansas to play against our members.

IX. ADJOURNMENT

The meeting was adjourned at 8:15 a.m.