

**BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING (WORK SESSION)
MAY 14, 2015 ° 8:00 A.M. ° COUNTRY CLUB BOARD MEETING ROOM**

BOARD MEMBERS PRESENT: Chairperson Charlie Teal, Directors Ruth Hatcher and John Nuttall.

BOARD MEMBERS ABSENT: Vice Chairperson Brad Morris, Directors Dave Barfield, Bob Brooks, and Joan Glubczynski.

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 8:01 a.m.

II. OPEN FORUM

One member talked about the project she has taken on to organize volunteers in the community and said her goal is to help all groups in Bella Vista. Ms. Werner said she is using a volunteer software package to assist her in this and explained that it will take quite some time to get this program up and running. She said the software costs \$99 per month, and said she paid for the first month and has commitments from Charlie Teal, Xyta Lucas, and Mary Miller to assist with future months.

She said she is working on a logo and tagline and has come up with “This is how we share our lives” as the tagline.

Chairperson Teal said there is an interest of people in this community to be involved in things. He said people are more willing to make short-term commitments than long-term commitments.

Ms. Werner said this software has the ability to handle this. She said some other initiatives she would like to get off the ground are an “adopt a neighbor program” and kid-friendly volunteer projects.

III. CLUBHOUSE RESTAURANTS

Mr. Bailey said we have an application submitted by Red’s Hill Burger Time for the Highlands restaurant. He said their credit references are good and they are ready to enter into a lease.

The General Manager said we will need to do the walk-in cooler estimated at \$18,000 which was in the budget, and the kitchen exhaust estimated at \$34,000 which has not been funded.

Chairperson Teal said we would discuss this issue further at the Board meeting.

Director Nuttall asked if the zoning laws will play into this.

Mr. Bailey said he will have to check into this.

The General Manager said we have the preliminary plans for the Metfield Clubhouse which have been revised and reduces the Membership Services Department space by about 80 square feet from what we had. He said this plan also includes the snack bar, the fitness room and multi-purpose room. Mr. Bailey said once the Board approves this plan, we can prepare the bid documents.

IV. FEE SCHEDULE REVISION

Mr. Bailey said the Board waived the stump dump fee about a year and a half ago. He said our out of pocket costs of running the stump dump are about \$60,000 per year and because it is unmanned, we

know out of town builders are using it. The General Manager said in talking to builders, it sounds like the fees are not the obstacle to building in Bella Vista but rather the bureaucracy in obtaining permits, etc. He said we feel we should re-instate some type of stump dump fee.

The Board discussed that they could make a decision at next week's Board meeting that the stump dump fee will be reinstated in January 2016.

Mr. Bailey said we have an outdoor family swim pass for members which covers a family of five. He said we have had some complaints that some families have more than five members. The General Manager said we have checked around and Bentonville allows six per family. He said we do need to put some type of limitation on it or it will be abused. Mr. Bailey said we want to increase the maximum family size to six to take effect this swimming season.

V. BERKSDALE #18 BRIDGE

Mr. Bailey said the Berksdale #18 bridge is a real safety concern and said if the bridge would go down in a flood event, the course could be down for a minimum of 120 days. He said we feel very strongly the bridge should be replaced. The General Manager said the cost to go out for engineering and bid documents is \$39,000, and said the estimated cost for the bridge project is \$500,000.

Director Nuttall said the Golf Joint Advisory Committee is also concerned about the bridges at #1 and #2 on the Country Club golf course.

Mr. Bailey said we have looked at those bridges, and said there are bridges that have a higher priority.

Director Hatcher mentioned that at last night's Golf Joint Advisory Committee meeting, Golf Maintenance Manager Keith Ihms brought up current staffing issues he is dealing with.

Mr. Bailey said in 2003, we reduced one full time employee at each golf course. He said we lost another one at the Metfield courses in 2010. The General Manager said we have continued to be unable to get part time people due to non-competitive wages. He said we believe we should go back to full time positions.

It was agreed that the Board will vote next week on approving full time positions for Golf Maintenance at all golf courses since they cannot fill the part time positions.

VI. BRANCHWOOD DESIGN COSTS

Mr. Bailey said we have a design concept for a trail on the Branchwood golf course land. He said to get a design for the concrete trail would be about \$33,000, and estimated costs for construction of the trail would be about \$300,000, but he explained the POA may be able to do some of the work in house. The General Manager said he does not have estimated costs of the landscaping and features around the trail because we are waiting on that design concept. Mr. Bailey said the Board needs to approve the capital project.

Chairperson Teal said the Board also needs to talk about what to do with the pond.

The Chair said there should be a vote on the engineering for the Branchwood concrete trail at Thursday's Board meeting.

Mr. Bailey said he hopes to have the design concept for all the other features around the trail soon.

Director Nuttall asked if the trail is ADA compliant.

The General Manager said the trail does not have to be ADA compliant and said that would add costs to the project.

VII. BELLA VISTA FOUNDATION LETTER OF AGREEMENT

Mr. Bailey said the Bella Vista Foundation has completed their work on the master trail plan and they have sent us an agreement to sign. He said with the exception of one item, he is ready to sign this agreement. The General Manager said we have also presented a license agreement to the Walton Family Foundation to see if this meets their approval for ensuring the trail will be open to the public. He said the next step will be to do a trail maintenance agreement with the Walton Family Foundation and another agreement with the City to pay half of these costs.

Chairperson Teal asked about the trail coordinator position.

Mr. Bailey said ultimately it will have to be an additional headcount but said he doesn't think it has to be done right away. He said it is a position that should be shared with the City.

The Chair asked if this would require a vote.

Mr. Bailey said the Board should probably endorse the agreement.

VIII. ANNOUNCEMENTS

IX. ADJOURNMENT

The meeting was adjourned at 9:00 a.m.