

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

BOARD MEMBERS PRESENT: Chairperson Bob Brooks, Vice Chairperson Ron Stratton, Directors Patrick Laury, Joshua Hart, Ruth Hatcher, Brad Morris, Bruce Portillo, Andrew Davis, and John Nuttall.

BOARD MEMBERS ABSENT: None.

OTHERS PRESENT: Chief Operating Officer Tom Judson, Board Treasurer/Director of Finance & Administration Dwain Mitchell, Corporate Secretary Genevieve Henderson, Lakes and Parks Superintendent Jay Cox, and Director of Maintenance and Construction Mike Taggart.

I. CALL TO ORDER

Chairperson Brooks called the meeting to order at 8:01 a.m.

II. NEW LAKES AND PARKS SUPERINTENDENT

Mr. Taggart introduced Jay Cox, Vernon Olafson's replacement as the Lakes and Parks Superintendent, to the Board. The Board discussed Lake Ranger staffing with Mr. Cox and Mr. Taggart. Mr. Cox reported that there are two open positions that need to be filled. Mr. Taggart added that they are looking at different scheduling options to determine the most efficient way to monitor the lakes and parks.

III. POLICY 1.04

Mr. Judson reported that the proposed changes to Policy 1.04 would make the Young Residents Committee into a formal Joint Advisory Committee. He stated that additional modifications have been made to Policy 1.04. Referring to Section II. Membership, (3.), he stated that there have been corrections made to the dates, reporting that "June" has replaced "November," and "July" has replaced "December." He added that the Young Residents Committee is in support of the elevation of the committee. Chairperson Brooks stated that the proposed changes to Policy 1.04 will be voted on at next week's meeting and asked the Board if there were any questions or comments. The Board had no questions or comments.

IV. POLICY 2.08

Mr. Judson reported that there were numerous questions regarding Policy 2.08 at the Rules and Regulations Committee meeting. He stated that Policy 2.08 has been tabled until next month to allow for the POA's General Counsel to review the policy.

V. MIKE TAGGART – UPDATE ON CAPITAL PROJECTS

Mr. Taggart reported that the Branchwood Trail is progressing and the final inspection with the contractor, Alta Planning & Design, is tomorrow. He stated that they will review the inspection and punch list to ensure everything is done, which should move the project toward its final completion.

Chairperson Brooks asked how the heavy rains affected the project. Mr. Taggart replied that the major effect was down trees. He stated that he had a tree contractor come in and remove most of the debris, but there were still large stumps on the hillside that needed to be removed. He said that the final stump should be removed today.

Chairperson Brooks asked how the drain system performed during the rains. Mr. Taggart replied that this was part of the inspection, and there were three areas of concern where water ran over the path. Alta recommended looking at these areas to see if there are things that can be done in the future to

prevent it from happening. He added that these areas are spring-fed and that the major runoff of the trail is running well. He stated that after the final inspection, he and Mr. Judson will meet and set a date to open the trail. He anticipates that the trail will be open next week, well before the Grand Opening.

Mr. Taggart reported that MAC has been preparing the entrance road to the Kingsdale Golf Course to get it ready for the contractor. He stated that the contractor is scheduled to begin work on the wing walls for the bridge area today. Once this is completed, MAC will finish the deck work and the preparation for repaving the road. He added that as long as everything goes well, the project should be on its way to completion.

Mr. Taggart reported that the third bid for the dock at the Lake Loch Lomond Marina has been received. He stated that once a contractor is selected, the approval process will begin. After it is approved, a start and completion date will be scheduled. He added that they intend to move the fence back on Dock B to allow for additional moorings to be installed and are meeting with the fence company today.

Mr. Taggart stated that there has been discussion about the Gun Range building. He reported that there was a building they thought would work, but upon attempting to move it, the movers found rot in the bottom of it, making it unmovable. He stated that they have gone back to the original plan and that one of the other changes is to install a restroom if it is possible. He added that the percolation holes have been dug and they are waiting to receive results from the state which will let them know if a restroom can be put in.

Mr. Taggart reported that the poles for the Wi-Fi at the RV Park have been received from Carroll Electric. He stated that the holes for them are being drilled today and that they should be set tomorrow.

Mr. Taggart reported that the AC pipe report will be reviewed Monday. Once completed, Mr. Taggart and Mr. Judson will schedule a time to present it to the Board.

Mr. Taggart asked the Board if they had any questions.

Vice Chairperson Morris offered his neighbor's help with any scuba diving needs there may be for the Loch Lomond dock construction.

Director Davis asked for more information about the AC report. Mr. Taggart responded that roughly three years ago the Board approved a cooperative study with the University of Arkansas to evaluate the AC Pipes of our water system. He stated that at that time there was a movement for a lot of pipe replacement in the Village because of leaks and various problems, but he did not want to move forward with the work until there was an evaluation to determine what the condition of the pipes actually were. He added that the study evaluates the current state of the pipes, which helps determine what needs to be replaced and what does not.

Director Laury asked if there are any other projects coming up. Mr. Taggart responded that the boiler in the Country Club is being replaced, and the RV guard shack will be redone.

Director Laury asked if there will be someone from MAC monitoring the Yacht Club Project. Mr. Taggart responded that Tommy Lee, Director of Business Development, has been in communication with him, and that MAC will participate in the meetings so they are aware of the work being done.

Chairperson Brooks referred to the lot that the POA purchased behind Central Maintenance, and asked if there has been any attempt to move the rocks that have washed onto the golf courses there to fill it. Mr. Taggart replied that the material is not conducive to compaction, so most of the material is getting disposed in the Stump Dump.

VI. RESOLUTION POA2016-03

Mr. Judson reported that Resolution POA2016-03, which designates Mr. Judson as an authorized signer on POA bank accounts, will be voted on at next week's Board meeting.

VII. SCOTSDALE CART PATH WAIVER REQUEST ON THREE-BID REQUIREMENT

Mr. Judson reported that Keith Ihms, Director of Golf Course Maintenance, will be requesting a waiver on the three-bid requirement for the cart path project at Scotsdale next week. He stated that Mr. Ihms has sought out bids from six companies that have worked with the POA in the past, but that he has only received one in return.

Director Hart asked why there has been only one bid returned. Mr. Judson responded that the other companies do not have interest because of the minimal size of the project. Additionally, the work requires the vendor to have to move their equipment multiple times, based upon where the repairs are needed.

VIII. COLLECTION UPDATE

Mr. Judson reported on the progress made in debt collection on improved properties' assessments, which is making a slow and steady reduction of the outstanding assessments.

IX. ANNOUNCEMENTS

- A) A Special Board Meeting (closed session) will be held on Tuesday, June 14, 2016 at 1:00 p.m. in the Country Club Board Meeting Room.
- B) The next Board of Directors Regular Meeting will be held on Thursday, June 16, 2016 at 6:30 p.m. in the Country Club Board Meeting Room.

X. ADJOURNMENT

The meeting was adjourned at 8:49 a.m.