BELLA VISTA
PROPERTY OWNERS ASSOCIATION

Rules & Regulations Committee
January 08, 2026, at 1:30 p.m.

Boardroom and via Livestream
98 Clubhouse Drive, Bella Vista

Agenda

I. Call to Order
II. Approval of minutes from the October 9th meeting.
III. Policy Under review
    - Policy 5.05 - *Boat Registration and Mooring Lease Agreement.*
IV. Open Forum – Comments are limited to three minutes per property owner.
V. Response to Open Forum
VI. Next Meeting Date – As needed, TBD.
VII. Adjournment

BELLA VISTA PROPERTY OWNERS ASSOCIATION
RULES AND REGULATIONS COMMITTEE MEETING
OCTOBER 06, 2025, AT 1:30 P.M.
BOARDROOM AT THE COUNTRY CLUB AND LIVESTREAM

COMMITTEE MEMBERS PRESENT: Committee Chair Portillo, Director Hendren, Director Coughlin, and Director Lukotch

COMMITTEE MEMBERS ABSENT: None

PROXY: None

OTHERS PRESENT: Chief Executive Officer Tom Judson, General Counsel Doug McCash, and Corporate Secretary Jessica McCrary

To view this meeting, Rules and Regulations October 6th Video Link
October 6th R&R Committee Meeting Video

I. Approval of August 14th Minutes

Director Coughlin made a motion approving the August 14th minutes. Director Hendren seconded. The motion passed unanimously in favor, 4 to 0.

II. Policies Under Review

a. Lake Violation Fee: Proposed changes in three areas.

i. Policy 1.04 - *Joint Advisory Committee*

Mr. Judson presented the proposed changes to Policy 1.04. The Committee discussed and requested changes to be made before moving forward to the Board. To listen and view the discussion, please use the link provided above. The Board will review the proposed changes at multiple meetings, Board Work Session October 16th and October 23rd at the Regular Session Board meeting. Then, second reading will be, November 13th Work Session and November 20th Regular Session.

ii. Policy 3.03 - *Common Property – Lakes*

Mr. Judson shared the proposed addition to Policy 3.03. The Lakes Committee discussed this proposed change and approved it for the Rules and Regulations Committee to review. Please view the Rules and Regulations packet to view these recommendations. The committee discussed and requested some changes and then agreed moving it forward to the Board. The Board will review the proposed changes at multiple meetings, Board Work Session October 16th and October 23rd at the Regular Session Board meeting. Then, second reading will be, November 13th Work Session and November 20th Regular Session.

iii. Boat Regulations

Mr. Judson noted the boating regulations have been updated with the above

proposed changes to Policy 1.04 and Policy 3.03.

b. Policy 1.01 - *Member Access to Association Information*
Director Hendren made a motion approving the proposed changes to Policy 1.01 - Member Access to Association Information**.** Director Coughlin seconded. The motion passed unanimously in favor, 4 to 0. Moving forward for a Board vote. The Board will review the proposed changes at multiple meetings, Board Work Session October 16th and October 23rd at the Regular Session Board meeting. Then, second reading will be, November 13th Work Session and November 20th Regular Session.

c. ***Policy*** **1.03.4** - *Charitable Giving Committee*
Director Coughlin made a motion approving the proposed changes to Policy 1.03.4 - Charitable Giving Committee. Director Lukotch seconded. The motion passed unanimously in favor, 4 to 0. The Board will review the proposed changes at multiple meetings, Board Work Session October 16th and October 23rd at the Regular Session Board meeting. Then, second reading will be, November 13th Work Session and November 20th Regular Session.

III. Open Forum
None

IV. Response to Open Forum
None

The next Rules and Regulations Committee will be scheduled as needed.

V. Adjournment
Committee Chair Portillo adjourned the meeting at 2:02 p.m.

BOAT REGISTRATION AND MOORING LEASE AGREEMENT

PURPOSE:

To describe the requirements for all boats located, moored, stored, or operated on or above Association lakes or adjacent shorelines.

I. BOAT REGISTRATION

Registration with Member Resources is required for all boats located, moored, stored, or operated on or above Association lakes or adjacent shorelines. Boats requiring registration are listed on the current Association fee schedule.

1. Payment of Fees – All registrations end on December 31st of the year for which the registrations were purchased. Registrations renewed after January 15th ~~March 31 are~~ is subject to a penalty as listed in the current Association fee schedule. First time boat registration is prorated quarterly with no penalty. Registration fees are not refundable and not transferable between boat owners (seller to buyer).

2. Late Penalty Fee – Any boat located, moored, stored, or operated on or above Association lakes or adjacent shorelines that does not have a current year registration sticker after January ~~March~~ 15th ~~31st~~ of each year will be assessed a late penalty fee of 10%. Lake rangers and other authorized Association personnel will provide Member Resources with a list of violators. The late penalty fee is to be collected by Member Resources at the time of boat registration.

3. Requirements for Registration –

a. In order to obtain annual or temporary boat registration, a Member must:

i) Present a current Arkansas Boat Registration Certificate;
ii) Be a Member in Good Standing;
iii) Present a current Activity Card;
iv) Show proof of ownership or provide a signed and notarized boat lease agreement;
v) Sign an agreement to abide by the Association's rules and regulations as well as federal, state, and local law when registering any boat.

b. In order for a guest to obtain temporary boat permits, the following conditions must be met:

i) Present a current Arkansas Boat Registration Certificate;
ii) Present a current guest card;
iii) The Member sponsoring the guest must be a Member in Good Standing;
iv) Show proof of ownership or provide a signed and notarized boat lease agreement;

v) Sign an agreement to abide by the Association's rules and regulations as well as federal, state, and local law when obtaining temporary boat permits.

4. Manner of Registration or Renewal – Registration or renewal may be done in person, by phone, electronically, or by mail.

II. MOORING AND LEASE AGREEMENT

1. Term – All mooring and lease agreements are for an annual period (January 1 through December 31). The lease is not assignable, nor shall the space be sublet.

2. Fees – All lease fees as provided on the Association fee schedule for marina slips, shoreline mooring, and rack storage are due no later than January ~~March~~ 15th ~~31st~~ of each year. If lease fees are not received by January~~March~~ 31st, the lease is terminated in accordance with the lease agreement.

3. Penalties – Lease fees not received by the due date will be assessed penalties.

4. Liability Insurance Coverage – The Association requires evidence of liability insurance coverage in the amount of $300,000 limit of liability to lease a Marina Boat Slip. Evidence of insurance coverage may be in the form of a certificate of insurance or a copy of the insurance declaration page.

A copy of this policy and a copy of the "Bella Vista Fishing, Boating and Water Sports" regulations will be given with each boat registration and mooring lease agreement.