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.