

**BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**January 19, 2017 6:30 P.M. BELLA VISTA COUNTRY CLUB**

**BOARD MEMBERS PRESENT:** Chairperson Bob Brooks, Vice Chairperson Ron Stratton, Directors Bruce Portillo, Ruth Hatcher, John Nuttall, Joshua Hart, and Jim Abrahamson.

**BOARD MEMBERS VIA TELEPHONE:** None

**BOARD MEMBERS ABSENT:** Directors Pat Laury and Andrew Davis.

**OTHERS PRESENT:** Chief Operating Officer Tom Judson, Treasurer & Director of Finance and Administration Dwain Mitchell, and Corporate Secretary Kyndall Ardoin.

**I. CALL TO ORDER**

Chairperson Brooks called the meeting to order at 6:31 p.m. There were thirteen members in attendance, as well as one media representative.

**II. PLEDGE OF ALLEGIANCE**

**III. INVOCATION**

Pastor Dale Schatz from the *Heritage Baptist Church* gave the invocation.

**IV. ADDITIONS/DELETIONS TO THE AGENDA**

Chairperson Brooks made two additions to the agenda; a presentation by Chief Operating Officer, Tom Judson, regarding the usage of the Highlands Clubhouse and a proposal regarding the Lake Avalon Beach (VII-B), the second regarding a proposal from the Lakes Joint Advisory Committee (IX.A-2).

**V. APPROVAL OF BOARD MEETING MINUTES**

Chairperson Brooks asked for a motion to approve the minutes of the December 8<sup>th</sup>, Board Work Session Meeting.

Director Abrahamson moved the approval of the minutes, seconded by Director Hatcher. Chairperson Brooks presented the minutes for discussion. There were none.

Chairperson Brooks stated that Director Hatcher held the proxy for Director Laury in his absence.

The motion passed unanimously.

Chairperson Brooks asked for a motion to approve the minutes of the December 15<sup>th</sup>, Regular Board Meeting.

Director Nuttall moved the approval of the minutes, seconded by Director Portillo. Chairperson Brooks presented the minutes for discussion. There were none.

The motion passed unanimously.

**VI. EMPLOYEE RECOGNITION – CELEBRATING SUCCESS**

Cindy Bassett, Director of Human Resources, introduced the Association's January recipient of the Celebrating Success program, Mr. Ron Downs.

**VII. FINANCIAL REPORT BY DWAIN MITCHELL, TREASURER**

A) Treasurer Dwain Mitchell gave a preliminary report on the year-to-date financial reports for December 2016. (Financial Reports are available at <https://bellavistapoa.com/about-us/financial-reporting/>)

## **B) PRESENTATION REGARDING THE HIGHLANDS CLUBHOUSE AND THE LAKE AVALON BEACH PROPOSAL**

Mr. Judson presented a proposal to the Board regarding the usage of the Highlands Clubhouse. He stated that due to the closing of Mason Dixon Café there has been a displacement of Association card players. Management proposes using the main dining room and lobby area as a multi-purpose room that will host events such as card playing, birthdays, and reunions. This will give the Association a multi-purpose area used for such events on the East, West, and Central side of the village. The fee structure will be consistent with that offered at Metfield and Riordan. The area nearer the Proshop will undergo modifications in order to have open seating connected with a bar area that will offer scaled down, simplified F&B services similar to that of Scotsdale. Management is assuming a preliminary figure of \$50,000 in order to make the modifications to the clubhouse. Management is proposing to delay the extension to the Branchwood complex in order to allocate \$50,000 from that project to the Highlands Clubhouse renovation. The renovation to the lobby and locker rooms at Branchwood will not be affected by this adjustment and will take place towards the end of 2017.

Mr. Judson also stated that the Board has asked Management to reanalyze the feasibility of the beach at Lake Avalon. Management will develop a plan regarding the beach since it was cut from the 2017 budget. The Board also asked Management to do further analysis on the usage of user fees since the community is growing more user fee aligned.

Director Nuttall moved that the Board reassign \$50,000 from the Branchwood extension to be used on the Highlands Clubhouse renovation; seconded by Vice Chairperson Stratton. Director Brooks presented the motion for discussion.

Director Hart asked for clarification on the user fee structure. Director Brooks asked Mr. Judson if 60 days would be a sufficient amount of time to structure a plan for the Lake Avalon Beach proposal. Mr. Judson agreed. Vice Chairperson Stratton stated that each project that Management does is intended to rejuvenate Bella Vista with the funds available.

The motion passed unanimously.

## **VIII. RESPONSE TO PREVIOUS OPEN FORUM COMMENTS**

There were none.

## **IX. OPEN FORUM**

Debbie Sorensen, 34 Kinloch Drive, asked the Association to consider allowing the card playing groups to use the Country Club or the Lakepoint facility.

Andrew Grover, 28 Bosworth Circle, asked the Association to reconsider cutting the Beach at Lake Avalon in year 2017.

Susan Nuttall, 40 Pimlico Drive, asked the Association if there were going to be fitness classes offered at the Highlands multi-purpose room. Director Joan Glubzyncki clarified that fitness classes would not be offered at the Highlands at this time.

Jim Blass, 10 Stirling Circle, asked the Association to consider buying new snooker tables for Riordan Hall.

## **X. JOINT ADVISORY COMMITTEE REPORTS**

(A) Lakes

The Lakes JAC reported on the addition of two new members to the committee; Marvin Macedo and Harold Robinson. Three proposed kayak fishing tournaments, the Loch Lomond draw down, and the GRIP initiative.

Director Nuttall entered a motion to authorize the Association management to move forward with the coordination and execution of the Heroes on the Water tournament, the proposed kayak fishing tournament, and the kayak derby day; seconded by Director Hatcher.

The motion passed unanimously.

(B) Recreation

The Recreation JAC reported on the community garden initiative, the success of the universal punch card, the Sunday usage at Metfield and Riordan Hall, and the Welcome Coffee Meet and Greet scheduled for the beginning of March.

(C) Golf

The Golf JAC reported on the reorganization of the committee, the Country Club bunker renovation, and the measuring of the golf courses for USGA ratings.

(D) Young Residents

Mr. Judson reported on behalf of the Young Residents committee. Topics discussed included; the beach at Lake Avalon, community communication regarding the difference between the POA and the City, an informational sign on the highway, and the pilot program on the child care initiative at Riordan Hall.

**XI. OLD BUSINESS**

**A) CHANGES TO POLICIES 1.03.0, 1.03.4, 1.03.5, 1.03.6, 1.03.7, AND 1.04. SECOND AND FINAL READING.**

Mr. Judson presented the proposed changes to Policies 1.03.3, 1.03.4, 1.03.5, 1.03.6, 1.03.7, and 1.04. He stated the proposed changes will modernize the policies and ensure the uniform usage of terms throughout the Governing Documents.

Director Abrahamson moved for the approval of the proposed changes, seconded by Director Hatcher. Chairperson Brooks presented the motion for discussion. There were none.

The motion passed unanimously.

**XII. NEW BUSINESS**

**A) CHANGES TO POLICIES 1.07, 1.08, 1.10, 1.11, 2.01, 2.02, 2.03, 2.04, 2.05, 2.06, 2.07, 2.08, 3.01, AND 3.01.1. FIRST READING.**

Mr. Judson presented the proposed changes to Policies 1.07, 1.08, 1.10, 1.11, 2.01, 2.02, 2.03, 2.04, 2.05, 2.06, 2.07, 2.08, 3.01, and 3.01.1. He stated the proposed changes will modernize the policies and ensure the uniform usage of terms throughout the Governing Documents. He also stated the changes have been recommended by the Rules and Regulations Committee.

Director Abrahamson moved for the approval of the proposed changes, seconded by Director Portillo. Chairperson Brooks presented the motion for discussion. There were none.

The motion passed unanimously.

**B) PROPOSED CHANGE TO ANNUAL MEMBERSHIP RENEWAL DATES**

Mr. Judson presented a proposal to allow a renewal from the date of purchase for golf annual plans. Mr. Judson stated such change would also alleviate congestion at member services during the first part of the year.

Vice Chairperson Stratton entered a motion to approve the change to allow renewals from the date of purchase for golf annual plans; seconded by Director Nuttall. Chairperson Brooks presented the motion for discussion.

A member recommended that the Association inform the membership that renewals can be done online.

The motion passed unanimously.

### **B) RESOLUTION TO APPOINT A NEW DIRECTOR TO THE BENTON WASHINGTON REGIONAL PUBLIC WATER AUTHORITY BOARD**

Chairperson Brooks confirmed that the Washington Regional Public Water Authority Board is a non-compensated Board.

Director Nuttall made a motion to appoint Dennis Harmon to the Benton Washington Regional Public Water Authority Board; seconded by Director Portillo. Chairperson Brooks presented the motion for discussion. There were none.

The motion passed unanimously.

After discovery of error, the Board voted again regarding this matter. There was a motion to amend the previous vote to name Charlie Holt to the Benton Washington Regional Public Water Authority Board, not Dennis Harmon.

The amended motion passed unanimously.

### **C) APPOINTMENT OF THE ELECTION COMMITTEE**

Mr. Judson proposed that since the election process is more automated due to online voting, the committee should be comprised of no more than three individuals. Mr. Judson asked the Board to name Bob Higgins as the committee chairperson. Management is also recommending the inclusion of Mrs. Roberta Dale and Mrs. Linda Messerli to the committee.

Director Hatcher made a motion to appoint the election committee; seconded by Director Portillo. Chairperson Brooks presented the motion for discussion. There were none.

The motion passed unanimously.

### **D) ELECTION COMMITTEE TO ANNOUNCE THE LIST OF THE 2017 BOARD CANDIDATES**

Mr. Judson called on Chairperson Bob Higgins of the Election Committee to announce the names of the 2017 Board of Directors candidates. The Corporate Secretary confirmed that all candidates had fulfilled all candidate application requirements. Mr. Higgins presented the names of the following five candidates: Jim Abrahamson, William Barr, David Brandenburg, Ruth Hatcher, and Hank Ott De Vries.

## **F) LIQUOR LICENSE PERMITS**

Mr. Judson stated the Board would need a separate motion for the approval of the following three liquor licenses: Bella Vista Country Club, Highlands Clubhouse, and the Lake Point Complex.

(1) Chairperson Brooks asked for the Board to entertain a motion to secure a private club permit for serving of beer, wine, and liquor at the Bella Vista Country Club. Vice Chairperson Stratton moved the approval of the motion; seconded by Director Nuttall. Chairperson Brooks presented the motion for discussion. There were none.

The motion passed unanimously.

(2) Chairperson Brooks asked for the Board to entertain a motion to secure a private club permit for serving of beer, wine, and liquor at the Highlands Clubhouse. Director Hatcher moved for the approval of the motion; seconded by Director Abrahamson. Chairperson Brooks presented the motion for discussion. There were none.

The motion passed unanimously.

(3) Chairperson Brooks asked for the Board to entertain a motion to secure a private club permit for serving of beer, wine, and liquor at the Lakepoint Restaurant. Vice Chairperson Stratton moved for the approval of the submission; seconded by Director Nuttall. Chairperson Brooks presented the motion for discussion. There were none.

The motion passed unanimously.

## **XII. ANNOUNCEMENTS**

A) COO/Board Meeting – Thursday, February 2<sup>th</sup> at 2:30 p.m. in the Country Club Board Meeting Room. (This is a closed discussion meeting).

B) Board of Directors Work Session – Thursday, February 9<sup>th</sup> at 8:00 a.m. in the Country Club Board Meeting Room.

C) Board of Directors Regular Meeting – Thursday, February 16<sup>th</sup> at 6:30 p.m. in the Country Club Board Meeting Room.

## **XIV. ADJOURNMENT**

Chairperson Brooks adjourned the meeting at 7:43 p.m.

Submitted:

Approved:

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Kyndall Ardoin, Corporate Secretary

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Bob Brooks, POA Chairperson