

**BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

**April 20, 2017 6:30 P.M. BELLA VISTA COUNTRY CLUB**

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

**BOARD MEMBERS VIA TELEPHONE:** None.

**BOARD MEMBERS ABSENT:** Chairperson Bob Brooks, Directors Joshua Hart and Andrew Davis.

**PROXY:** Director Nuttall was given Director Hart's proxy.

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

**I. CALL TO ORDER**

Vice Chairperson Stratton called the meeting to order at 6:30 p.m. There were seven members in attendance, as well as one media representative.

**II. PLEDGE OF ALLEGIANCE**

**III. INVOCATION**

Pastor Mark Kirby from the *Forest Hills Church* gave the invocation.

**IV. APPROVAL OF BOARD MEETING MINUTES**

Mr. McCash asked for a motion to approve the minutes of the March 9<sup>th</sup>, Board Work Session Meeting.

Director Nuttall made a motion for the approval of the minutes, seconded by Director Hatcher. Mr. McCash presented the minutes for discussion. There was no discussion.

The motion passed unanimously.

Mr. McCash asked for a motion to approve the minutes of the March 16<sup>th</sup>, Regular Board Meeting.

Director Abrahamson made a motion to approve the minutes, seconded by Director Laury. Mr. McCash presented the minutes for discussion. There was no discussion.

The motion passed unanimously.

**V. EMPLOYEE RECOGNITION – CELEBRATING SUCCESS**

Cindy Bassett, Director of Human Resources, introduced the Association's April recipients of the Celebrating Success program, Mr. Gary Davis and Mr. Rick Echols.

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

Treasurer Dwain Mitchell gave a report on the year-to-date financial reports for March 2017. (Financial Reports are available at <https://bellavistapoa.com/about-us/financial-reporting/>)

**VII. RESPONSE TO PREVIOUS OPEN FORUM COMMENTS**

There were no comments.

**VIII. OPEN FORUM**

Mr. Marvin Macedo, Conservation Chair for the Bella Vista Fly Tyers, made the recommendation to continue budgetary support of lake monitoring and the nutrient program. The Board discussed the topic. Rick Echols, Lakes, Parks, & Fisheries Superintendent, stated there are many variables that impact monetary requirements, which makes forecasting funds difficult, but there are adequate funds in the budget. Mr. Judson stated that in the event of unforeseen conditions impacting lake quality, causing the department to require more funds, the situation would be discussed and funds would be evaluated and dispersed appropriately.

## **IX. JOINT ADVISORY COMMITTEE REPORTS**

### **(A) Lakes**

The Lakes JAC reported on the construction and replacement of kayak racks at the lakes, the stocking of Crappy and fish counts, and the continuation of lake monitoring and the nutrient program. The committee discussed requesting Management to do a study on how often the lakes should be lowered. Mr. Judson stated that Management has agreed to do the study and will report back with recommendations to the committee within sixty days.

### **(B) Recreation**

The Recreation JAC reported on the Bike Skills Park at Metfield, Blowing Springs RV Park and primitive camping usage, the progress of the Archery Range, Gun Range usage, the Loch Lomond fishing dock dedication, the Play More Pay Less Advantage program extension, the opening of the pools, the success of the Easter Egg Hunt, resurfacing the tennis courts, the request from Cooper to remove the bridge over the creek at Blowing Springs which is located on their property, and the request for changing the mowing schedule at Lake Avalon to accommodate the Fly Tyers' class.

### **(C) Golf**

The Golf JAC reported on the Highlands Course preparation for the ATP Tournament, the arrival of the new golf cart fleet, the success of Golf Fest, the Three-Man Scramble, the Men and Women's Senior Open, the Senior Club Championship, the Senior Women's Tournament, and the condition of the courses.

### **(D) Young Residents**

The Young Residents JAC was meeting at the same time as the Board of Director's session.

## **X. OLD BUSINESS**

### **A) CHANGES TO POLICIES 8.032, 8.04, 8.06, 8.08, 8.09, 8.10, 8.11, 8.13, 8.14, 8.15, 8.16, 9.01, 9.03, 9.04, AND 10.01. SECOND READING.**

Mr. Judson presented the proposed changes to Policies 8.032, 8.04, 8.06, 8.08, 8.09, 8.10, 8.11, 8.13, 8.14, 8.15, 8.16, 9.01, 9.03, 9.04, and 10.01. He stated the proposed changes will modernize the policies and ensure the uniform usage of terms throughout the Governing Documents. The changes have been reviewed and recommended by the Rules and Regulations Committee.

Director Laury moved for the approval of the proposed changes to Policies 8.032, 8.04, 8.06, 8.08, 8.09, 8.10, 8.11, 8.13, 8.14, 8.15, 8.16, 8.17, 9.01, 9.03, 9.04, and 10.01, seconded by Director Nuttall. Mr. McCash presented the motion for discussion. There was no discussion.

The motion passed unanimously.

### **B) ELIMINATION OF POLICY 8.12 AND 8.17. SECOND READING.**

Mr. Judson presented the proposed elimination of Policy 8.12 and 8.17. He stated that the policies should be management standard operating procedures, not Board policies.

Director Laury made a motion for the elimination of Policy 8.12 and 8.17, seconded by Director Abrahamson. Mr. McCash presented the motion for discussion. There was no discussion.

The motion passed unanimously.

**C) NEW POLICY 1.00 AND 2.09. SECOND READING.**

Mr. Judson presented the proposed new Policies 1.00 and 2.09. Policy 1.00 is a definition page which will define terms throughout the rest of the policies, and Policy 2.09 is a policy regarding common property. Though there is an operating procedure for the regulation of common property in place, there was no formal policy providing for the use of common property.

Director Laury moved for the approval of the new proposed Policies 1.00 and 2.09, seconded by Director Hatcher. Mr. McCash presented the motion for discussion. There was no discussion.

The motion passed unanimously.

**D) CHANGES TO POLICY 1.03.2. SECOND READING.**

Mr. Judson presented the proposed changes to Policy 1.03.2. The proposed changes will modernize the policy and ensure the uniform usage of terms throughout the Governing Documents. This policy provides guidelines for the functioning of the Election Committee. If approved, the policy will take effect on May 18, 2017, which is after the completion of the current election.

Director Laury moved for the approval of the proposed changes to Policy 1.03.2 with the changes taking effect on May 18, 2017, seconded by Director Nuttall. Mr. McCash presented the motion for discussion. There was no discussion.

The motion passed unanimously.

**XI. NEW BUSINESS**

**A) CAPITAL PROJECT: PURCHASE OF REPLACEMENT VEHICLE FOR GOLF MAINTENANCE.**

Mr. Judson reported that the vehicle for the Metfield superintendent was “totaled” in an accident about a month ago. The other driver was 100% responsible for the accident. The Association received an insurance check for \$12,056.75 for the vehicle. Management is proposing to purchase a new replacement vehicle which has an estimated cost of \$28,000 (inclusive). For this position, a four-wheel drive truck is needed because the superintendent has the responsibility of snow removal from the parking lots and sidewalks at Metfield, uses the vehicle to pick up supplies at Golf Central Maintenance, and uses it to pull trailers for the transportation of equipment. The Golf Maintenance department has saved \$13,274.63 on the purchase of three golf course spray units and \$3,100 on the purchase of a slope mower for the Scotsdale course and the Highlands course. With the combined savings from the four budgeted pieces of equipment and the insurance distribution for the totaled truck, there are sufficient funds to purchase an appropriate vehicle while staying within budget restraints.

Director Hatcher made a motion for the approval to spend \$28,000 on a replacement truck for Golf Maintenance, seconded by Director Nuttall. Mr. McCash presented the motion for discussion. There was no discussion.

The motion passed unanimously.

**B) UPDATE ON LAKEPOINT, COUNTRY CLUB, AND HIGHLANDS RENOVATIONS.**

Mr. Judson reported that Lakepoint is progressing, demolition of the interior of the Country Club should begin next week with an anticipated opening date of August or September, and the vote on the Liquor License for the Highland's Clubhouse is being held today. If approved, the Highland's Clubhouse will open in May.

**C) UPDATE ON THE PLAY MORE PAY LESS ADVANTAGE PROGRAM.**

Mr. Judson reported that the incremental revenue has been calculated and analyzed, determining that 96% of the revenue was incremental. The Play More Pay Less Advantage will be extended through the end of the year.

**XV. ANNOUNCEMENTS**

A) COO/Board Meeting – Tuesday, May 2<sup>nd</sup> at 2:30 p.m. in the Country Club Board Meeting Room. Note: This meeting is taking place on the first Tuesday this month. (This is a closed discussion meeting).

B) Board of Directors Work Session – Thursday, May 11<sup>th</sup> at 8:00 a.m. in the Country Club Board Meeting Room.

C) Board of Directors Regular Meeting – Thursday, May 18<sup>th</sup> at 6:30 p.m. in the Country Club Board Meeting Room.

**XVI. ADJOURNMENT**

Vice Chairperson Stratton adjourned the meeting at 7:27 p.m.

Submitted:

Approved:

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Kyndall Ardoin, Corporate Secretary

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Ron Stratton, Board Vice Chairperson