

BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
June 15, 2017 6:30 P.M. BELLA VISTA COUNTRY CLUB

BOARD MEMBERS PRESENT: Chairperson Ron Stratton, Directors Bruce Portillo, Patrick Laury, Ruth Hatcher, John Nuttall, David Brandenburg, Joshua Hart, and Jim Abrahamson.

BOARD MEMBERS VIA TELEPHONE: None

BOARD MEMBERS ABSENT: None

PROXY: None

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

Chairperson Stratton called the meeting to order at 6:30 p.m. There were 3 members in attendance, as well as one media representative.

II. PLEDGE OF ALLEGIANCE

III. INVOCATION - Pastor Chuck Merriman of the Bella Vista Lutheran Church

IV. APPROVAL OF MINUTES

Director Hatcher made a motion to approve the minutes from the May 11, 2017, Work session seconded by Director Nuttall.

The minutes were presented for discussion. There was no discussion. The motion passed unanimously.

Director Abrahamson made a motion to approve the minutes from the May 18, 2017, Regular session seconded by Director Hart. The minutes were presented for discussion. There was no discussion. The motion passed unanimously.

V. CELEBRATING SUCCESS

Mr. Judson recognized Director Hatcher for the work she did for the Adams Pro Tour event at the Highlands golf course. Director Hatcher organized 208 volunteers for the event.

VI. FINANCIAL REPORT BY DWAIN MITCHELL, TREASURER

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

VII. RESPONSE TO PREVIOUS OPEN FORUM COMMENTS

All comments were addressed at the previous board session.

VIII. OPEN FORUM

Debbie Sorensen, on behalf of the card players of Bella Vista, asked what would happen to the card-playing room if the Board voted to do the renovation at the Highlands golf course. Mr. Judson asked Mrs. Sorensen if she could bring together some more representatives from the card playing community to meet with him and discuss the possibilities and challenges regarding the scenario.

IX. JOINT ADVISORY COMMITTEE REPORTS

(A) Lakes

Mr. Rick Echols, Lakes Parks and Fisheries Superintendent, reported on behalf of the Lakes JAC. Mr. Echols briefed the Board on the success of the recent special events including the; Kayak Demo Day, the Heroes on the Water event, the Kayak Fishing Tournament, and the Cancer Shoot at the gun range. Director Nuttall added that the Lakes JAC discussed the Lake Drawdown proposal and supported it as presented.

(B) Recreation

Debbie Sorensen reported on behalf of the Recreation JAC. Mrs. Sorensen gave updates regarding the success of the community garden initiative, the recent Welcome Club Meet and Greet, the primitive campsites at Blowing Springs, and the Kingsdale tennis complex. Mrs. Sorensen reported that the flood damage on the Back 40 has exceeded the monetary estimate for the year and thus could lead to a budget short fall.

(C) Golf

Tom Stephens reported on behalf of the Golf JAC. Mr. Stephens reported on the success of the Junior golf program and the recent dual between the Bella Vista team and Shadow Valley. The Country Club #14 is back open as well as the Country Club pump station. The USGA is coming in July to rate the Scotsdale golf course and the Country Club. The USGA Agronomist will be on site August 9th.

(D) Young Residents

Andrew Grover reported on behalf of the Young Resident JAC. Mr. Grover stated the committee has a Tailgating and Fireflies event on June 24th at 6 P.M. There is much interest for the event on Facebook. Mr. Grover reported the committee is growing and is becoming more formal. He also stated that the committee would like to change the name of the committee so they do not alienate a segment of the community.

XIII. OLD BUSINESS

None

XI. NEW BUSINESS

A) Director Stratton announced the formation of the Valley Task Force. The Task Force will be charged with identifying and developing a long-term vision and strategy for the land currently encompassing the Berksdale, Kingswood, and Country Club golf courses. The job of the Valley Task Force will be considered complete upon the approval by the POA Board of Directors of a detailed strategic plan. The Task Force will comprise of two standing members Chief Operating Officer, Tom Judson, and Director Jim Abrahamson. They will share overall responsibility for the completion of the tasks. They will have full discretion in bringing in additional members, enlisting specific expertise, and soliciting ideas and solutions from knowledgeable sources, as the many aspects of this challenge are identified and implemented.

B) Winter plan to lower Lake Avalon and Loch Lomond

Mr. Echols presented his lake drawdown plan. He reviewed the permits that would be necessary for each lakefront property owner to acquire before performing work on their docks. Mr. Echols stated that Lake Avalon will begin to be lowered on November 9, 2017. The lake will be lowered 2 inches per day and should be down 4 feet by December 3, 2017. The lake will be allowed to refill beginning on February 15, 2018. The weather will determine how long it will take for the lake to fully refill. Loch Lomond gates will be opened on November 13, 2017 and allowed to drop 3 inches per day for 16 days. Barring any significant rainfall, the lake should be down 4 feet by November 29, 2017. With this 4-foot drawdown, marina docks will not have to be repositioned. The lake will be allowed to refill beginning on February 15, 2018. Mr. Echols stated that lakefront property owners will be allowed to dock their boats at the marina free of charge while the lake is down on a first come, first served basis.

Chairperson Stratton asked for a motion on the lake drawdown proposal. Director Laury moved to approve the proposal, seconded by Director Abrahamson.

Chairperson Stratton presented the motion for discussion. Director Laury asked about the consequences of drawing the lakes down. Director Hatcher asked Mr. Echols if the Association is giving property owners ample time to secure contractors. Mr. Echols stated that lake front property owners will be notified of the drawdown in plenty of time.

The motion passed unanimously.

C) Proposal to Renovate Highlands Golf Course

Chairperson Stratton introduced the proposed renovation to the Highlands Golf Course. The collars at the Highlands have deteriorated to an unacceptable level. Collar work must take place during the growing season and though this project was originally planned for 2018, Management is asking to move the project up as a result of the deterioration in the condition of the collars. Chairperson Stratton also introduced the proposal to renovate the bunkers at the Highlands, similar to the work completed at the Country Club and Scotsdale (except for the stacked sod). Since the course needs to be closed for the collar work, this would be an opportune time to complete the bunker renovation and prevent the Association from closing the course a second time in 2018. Management will also move forward with the scheduled renovation of the Highlands cart paths while the course is closed. Highlands will close for business on July 10th and reopen by the end of September. The funding for this project will come from unallocated reserves.

Keith Ihms, Director of Golf Maintenance, presented the three bids that the Association has received for the collar and bunker work. Jones Plan has submitted a bid for \$388,484. Mid-American Golf submitted a bid for \$342,493. Professional Golf Services submitted a bid for \$293,497. Professional Golf Services is the selected company.

Director Hatcher made a motion to spend \$293,497 for the renovation of the collars and bunkers at Highlands Golf Course, seconded by Director Abrahamson.

Chairperson Stratton presented the motion for discussion. Director Hatcher asked if the bunkers and cart paths would be extending the close of the Highlands. Mr. Ihms stated that the course would be closed due to the collars, and Management would like to take advantage of the closure and perform the bunker renovation and cart path renovation during that time. Director Hatcher asked if the Association would be able to accommodate the golfing community during the closure. Phillip Wright, Director of Golf Operations, stated that it will be a challenge but will be managed. Director Nuttall stated he would not support the proposal due to the fact that Management could not secure the opening of the Highlands clubhouse during the renovation thus displacing a segment of the non-golfing community.

The motion passed six to two with Director Nuttall and Director Hart dissenting.

D) Board Member Committee Assignments

Chairperson Stratton discussed the Board member committee assignments which can be found at the following link: <https://bellavistapoa.com/about-us/committees/poa-committee-members/>.

E) Seeking Applications to Fill an Open Board Position

Chairperson Stratton stated that due to family obligations, Director Andrew Davis has decided to resign from the Board of Directors effective immediately. Chairperson Stratton recognized Director Davis for his hard work and commitment to the community. Director Davis was instrumental in the Board's decision a few months ago, to move forward with the construction of

a Beach at Lake Avalon. The POA Board plans to appoint an interim director to fill the vacancy. The interim director's term will run through the next election in 2018. The Board has the authority (by a majority vote) to appoint any Bella Vista POA Member in good standing who has requested consideration to serve as an interim director. Information regarding how to apply for the open Board position will be sent out in the e-newsletter.

XV. ANNOUNCEMENTS

- A) COO/Board Meeting – Thursday, July 6th 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, July 13th at 8:00 a.m. in the Country Club Board Meeting Room.
- C) Board of Directors Regular Meeting – Thursday, June 20th at 6:30 p.m. in the Country Club Board Meeting Room.

XVI. ADJOURNMENT

Chairperson Stratton adjourned the meeting at 7:10 p.m.

Submitted:

Approved:

Kyndall Ardoin, Corporate Secretary

Ron Statton, Board Chairperson