

BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 28, 2017 6:30 P.M. BELLA VISTA COUNTRY CLUB

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

BOARD MEMBERS VIA TELEPHONE: None

BOARD MEMBERS ABSENT: David Whelchel

PROXY: Jim Abrahamson for David

OTHERS PRESENT: Chief Operating Officer Tom Judson, Treasurer & Director of Finance and Administration Dwain Mitchell, General Counsel Doug McCash, Director of Human Resources Cindy Bassett and Assistant Corporate Secretary Lisa Reed.

I. CALL TO ORDER

Chairperson Stratton called the meeting to order at 6:30 p.m. There were 10 members in attendance, as well as one media representative.

II. PLEDGE OF ALLEGIANCE

III. INVOCATION - Pastor Mark Kirby of Forest Hills Church gave the invocation.

IV. CELEBRATING SUCCESS

Director of Human Resources Cindy Bassett, introduced the Septembers winners Cathy Wilmoth, Kim Schroeder and Kyle Pullen. There was a short narrative for each presentation.

V. APPROVAL OF MINUTES

General Counsel Doug McCash entertained a motion from Director Laury to approve the minutes from the August 10, 2017, Work session seconded by Director Nutall.

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

General Counsel Doug McCash entertained a motion from Director Hatcher to approve the minutes from the August 17, 2017, Regular session seconded by Director Hart.

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

VI. FINANCIAL REPORT BY DWAIN MITCHELL TREASURER

Treasurer Dwain Mitchell gave a report on the year-to-date financial reports for August 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 – PROPERTY OWNER COMMENTS LIMITED TO 3 MINUTES

Mr. Doug Banbridge, wanted to thank the Lake Committee for addressing the wake board issue. Regarding the H&H Study by Burns & McDonald – Mr. Banbridge requested an open forum for members to look over and discuss the study. Mr. Judson advised once the report is available and finalized there will be a public open forum along with an executive summary of findings available for review.

Walk in Letter with pictures from Mr. & Mrs. Grigsby – Issues regarding the property located at entrance of Dogwood Dr. towards the south end off 340. Complaints of excessive trash and visible weeds. Mr. Judson advised the areas of concern would be addressed and he will respond to members. The Grigsby's were not present for the meeting.

IX. JOINT ADVISORY COMMITTEE REPORTS

(A) Lakes

Director John Nuttall reported on behalf of the Lakes JAC. Mr. Nuttall updated the Board on the upcoming Lake drawdown on Loch Loman and Lake Avalon and the POA will be conducting docks inspections. Mr. Nuttall gave info on the all lake Bass fishing (Kayak) tournament. Tiree Park update on Vulture Problem. Trout fishing permit is in the works. Progress update on Lake Avalon Beach and Parking Lot.

(B) Recreation

Gary Griffin reported on behalf of the Recreation JAC. Advised there were some concerns about fitness equipment that was removed and not replaced. Mr. Griffin updated the board that all amenities were up and functioning.

Question: Director Hatcher, do we have access to follow up information on New Residents, weather they get picture IDs and which amenities they are utilizing. Mr. Judson, advised that there has been an update to the ID process and most New Residents opt for the Photo ID and most of the time obtain a fitness pass.

(C) Golf

Susan Nuttall reported on behalf of the Golf JAC. Mrs. Nuttall reported that Highlands opens tomorrow 9/29/17. #8 at the Country Club opens as well. Dogwood cart path work is scheduled to start in October. The pump station at Scotsdale was repaired. Keith has been researching new machines to grind down the roots which causes the cart paths to deteriorate. 10/13/17 is the Renovation Celebration.

(D) Young Residents/Community Involvement

Director John Nuttall reported on behalf of the Young Residents JAC. Advised that the JAC would like to change their name to the Community Involvement Committee. October coat drive for distribution to Bentonville and Gravette School Districts. Soliciting new member.

OLD BUSINESS

NONE

NEW BUSINESS

- X.** Recommendations from the Lakes Committee regarding efforts to reduce the impact of wake board boats. Assigned a sub-committee to do research. Proposed recommendation to: 1. Keep current ski restriction to 100ft from shoreline 2. Restrict wake board activities to 150ft from shore line 3. Encourage the board to allocate more funds in 2018 budget to support enforcement.

Director Portillo was opposed to the change in restrictions for items 1 and 2. No opposition for item 3. Director Portillo felt we should consider banning the wake board boats on some of the lakes.

Director Nuttall made a motion to accept the recommendations brought forth by the Lakes Committee, seconded by Director Laury.

The motion was presented for discussion. Director Laury requested clarification on what the main issue is whether it is distance, size of the wakes created and damage. Director Nuttall advised that the new distance would help mitigate the damage caused by the wakes.

The motion passed, Director Portillo voted against, Director Laury and Director Hart abstained.

XI. Revisions to Policy 1.04 & 9.03.

The above revisions will change the name of the Young Resident Committee to the Community Involvement Committee.

General Counsel Doug McCash entertained a motion from Director Nuttall to accept the revisions to policies 1.04 & 9.03 to change the name of the Young Residents Committee to the Community Involvement Committee, seconded by Director Abrahamson.

The Motion was presented for discussion. There was no Discussion. The motion passes unanimously.

XII. Waiver of the three bids requirement for the cart path work at Dogwood.

Mr. Judson put forth before the board to waive the requirement of obtaining 3 bids, in reference to the cart paths at Dogwood. We are using the same company that did the work at Highlands and Scottsdale.

Chairperson Stratton made a motion to grant the requested waiver, second by Director Abrahamson.

The motion was presented for discussion. There was no discussion. The motion passes unanimously.

XIII. Update from the Valley Task Force on the H&H Study.

Mr. Judson provided the board with an update. On August 28th, the City of Bella Vista voted and approved the joint H&H Study. The city also approved the cost share for the study with, the City's portion being \$72,000 and the POA cost being \$94,700. The POA amount is higher due to additional work that is not relevant to the City. Completion date from Burns McDonnell is December 28, 2017. After which the findings of the study will be presented to the community.

XIV. Failure of Irrigation Pump at Scottsdale

Mr. Judson advised the board that the irrigation pump controller at Scottsdale had failed and needed to be replaced. The project will be classified as a capital cost at \$10,800. The POA is requesting approval along with a waiver of the 3-bid requirement. Staff originally felt it would be coded as an expense.

Director Brandenburg made a motion to approve the project and 3-bid waiver, seconded by Chairperson Stratton.

The motion was presented for discussion. Director Laury requested notice by email or call for future emergency events. The motion passes unanimously.

XV. ANNOUNCEMENTS

- A) COO/Board Meeting – Thursday, October 10th at 2:30 p.m. at Riordan Hall.
(This is a closed discussion meeting).
- B) Board of Directors Work Session – Thursday, October 19th at 8:00 a.m. at Riordan Hall.
- C) Board of Directors Regular Meeting – Thursday, October 26th at 6:30 p.m. at Riordan Hall.

XVI. ADJOURNMENT

Chairperson Stratton adjourned the meeting at 7:40 p.m.

Submitted:

Approved:

Lisa Reed, Assistant Corporate Secretary

Ron Stratton, Board Chairman