

**BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
October 26, 2017 6:30 P.M. RIORDAN HALL**

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

**BOARD MEMBERS VIA TELEPHONE:** None

**BOARD MEMBERS ABSENT:** None

**PROXY:** None

**OTHERS PRESENT:** Chief Operating Officer Tom Judson, General Counsel Doug McCash, Director of Human Resources Cindy Bassett and Corporate Secretary Leia Christeson.

**I. CALL TO ORDER**

Chairperson Stratton called the meeting to order at 6:30 p.m. There were 10 members in attendance, eight Metfield Maintenance Staff Members, as well as a media representative.

**II. PLEDGE OF ALLEGIANCE**

**III. INVOCATION** – Bishop Eric Zebley, Church of Jesus Christ of Latter-day Saints.

**IV. APPROVAL OF MINUTES**

General Counsel Doug McCash entertained a motion from Director Abrahamson to approve the minutes from the September 21, 2017, Work session seconded by Director Laury.

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

General Counsel Doug McCash entertained a motion from Director Laury to approve the minutes from the September 28, 2017, Regular session seconded by Director Brandenburg.

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

**V. CELEBRATING SUCCESS**

Director of Human Resources Cindy Bassett introduced the October winners Metfield Maintenance Staff for their hard work and dedication: Rob Dreesen, Scott Hanson, Chris Louis, Chris Norman, Marvin Snell, Ryan Davis, Trevor Holmes and Dean Anderson.

Chairman Stratton also congratulated the maintenance team on the look and playability of the Metfield Golf Course.

**VI. FINANCIAL REPORT WITH POWERPOINT BY TOM JUDSON, COO**

COO Tom Judson gave a report on the year-to-date financial reports for September 2017.

\*Financial Reports are available at <https://bellavistapoa.com/about-us/financial-reporting/>

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

COO Tom Judson provided the Board with an update on the outcome of the letter from Mr. and Mrs. Grigsby. All issues were addressed by staff and grounds cleaned up, to the satisfaction of the Grigsby's.

## **VIII. OPEN FORUM – PROPERTY OWNER COMMENTS LIMITED TO 3 MINUTES**

None

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

### **(A) Lakes**

Director John Nuttall reported on behalf of the Lakes JAC. The report included updates on the Second Kayak Tournament, Trout Stocking at Lake Brittany will begin November 9<sup>th</sup>, Lake drawdown schedule for Lake Avalon November 9<sup>th</sup> and Loch Lomond November 13<sup>th</sup>. Lake Rangers had a very impressive 2,042 member contacts last month, 684 members were boat contacts. Progress on the Lake Avalon beach is rapidly progressing.

### **(B) Recreation**

Director Pat Laury reported on behalf of the Recreation JAC. The report included an update on all Recreation facilities and amenities, all are in good and working condition. Reported on the recent Weiner Race at Loch Lomond, there was great attendance and many fun activities. Also updated on the popularity of Blowing Springs camping sites.

### **(C) Golf**

Bill Barr reported on behalf of the Golf JAC. He gave update on the finished Dogwood cart paths. 2018 Maintenance days will be 1 day a week for each course, Scotsdale will occur in the afternoon and all others will be after the shotguns in the mornings. #8 Country Club needs to be closed to allow for a stronger root development, most likely will be closed through spring 2018. Tanyard Creek practice center over seeding is completed. Dogwood Memorial Benches are \$800+ for replacements. The benches are rarely used as this course has very little foot traffic.

Director Whelchel requested the Golf Committee consider a memorial wall to display the plaques; Mr. Barr advised this would be added onto the agenda for next month's meeting.

### **(D) Young Residents/Community Involvement**

Director John Nuttall reported on behalf of the Young Residents JAC. The report included an update on the Coat Drive that runs from October 28<sup>th</sup> – November 17<sup>th</sup>, the update included locations of donation boxes along with a Flea in the Park reminder.

## **X. OLD BUSINESS – SECOND AND FINAL READING**

Revisions to Policy 1.04 & 9.03.

The above revisions will change the name of the Young Residents Committee to the Community Involvement Committee. **(Board Vote)**

General Counsel Doug McCash entertained a motion from Director Nuttall to accept the proposed revisions of 1.04 & 9.03, seconded by Director Brandenburg. Passed Unanimously.

**XI. NEW BUSINESS**

**Kayak Bass Fishing**

KBF would like to utilize the POA lakes for six tournaments in 2018. **(Board Vote)**

Director Portillo made a motion to approve the proposed Kayak Bass Fishing tournaments, second by Director Hatcher.

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

**XII. Metfield Clubhouse Private Club Permit**

Modifying the current alcohol permit for Metfield Clubhouse. At this time, only Beer and Wine can be served. This change would allow for liquor sales.

COO Tom Judson entertained a motion from Director Brandenburg to approve the submission of the application for a Private Club permit, seconded by Director Laury.

The motion was presented for discussion. Director Hatcher questioned if extra training or employees would be needed. No additional training will be necessary since the training is already extensive. Director Laury asked if there would be cart service. Mr. Judson stated that they are experimenting with cart service at Kingsdale and based upon how it goes at this location, they may expand the service from there. The motion passed unanimously.

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

Mr. Judson provided the board with an update. Updates are given to the POA every two weeks, currently Burns and McDonnell is in the fact-finding phase of their work. They remain on target for completion by the end of December 2017.

**XIV. ANNOUNCEMENTS**

A) GM Meeting – Thursday, November 2<sup>nd</sup> at 9:30 a.m. at Lakepoint Meeting Room.

(This is a closed Executive Session).

B) Community Budget Presentation – Thursday, November 9<sup>th</sup> at 6:00 p.m. at Riordan Hall.

C) Board of Directors Regular Meeting - Thursday, November 16<sup>th</sup> at 6:30 p.m. at Riordan Hall.

**XVI. ADJOURNMENT**

Chairperson Stratton adjourned the meeting at 7:00 p.m.

Submitted:

Approved:

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Leia Christeson, Corporate Secretary

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Ron Stratton, Board Chairman