

**BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 16, 2015 ° 6:30 P.M. ° BELLA VISTA COUNTRY CLUB**

BOARD MEMBERS PRESENT: Chairperson Charlie Teal, Vice Chairperson Brad Morris, Directors Dave Barfield, Bob Brooks, Ruth Hatcher, and John Nuttall.

BOARD MEMBERS ABSENT: Director Joan Glubczynski.

OTHERS PRESENT: General Manager Tommy Bailey, Director of Finance & Administration Dwain Mitchell, Staff Attorney Doug McCash, and Corporate Secretary Kathy Ferguson.

I. CALL TO ORDER

Chairperson Teal called the meeting to order at 6:30 p.m. There were 14 members in attendance, as well as two media representatives.

II. PLEDGE OF ALLEGIANCE

III. INVOCATION

Pastor Lee McClanathan of the Bella Vista Christian Church gave the invocation.

IV. ADDITIONS/DELETIONS TO THE AGENDA

Chairperson Teal said he held the proxy for Director Glubczynski.

V. REPORT ON BOARD EXECUTIVE SESSION HELD ON APRIL 2, 2015

Chairperson Teal said the Board had an Executive Session on April 2, 2015 to address written charges presented to the Chair that Director Linda Leffler had violated Policy 1.10 Board of Directors Ethics. He said the Board considered the charges and determined the appropriate action was to remove Director Leffler from the Board, effective immediately.

VI. APPROVAL OF BOARD MEETING MINUTES

Chairperson Teal asked for a motion to approve the minutes of the March 19, 2015, Regular Board Meeting.

Director Nuttall moved the approval of the meeting minutes, seconded by Director Hatcher.

The motion passed unanimously with Chairperson Teal voting Director Glubczynski's proxy.

VII. GENERAL MANAGER'S REPORT

The General Manager presented his report for the month of March, including a review of collections. He said there has been a decline in our foreclosure judgments due to the decision made in 2014 to reduce our foreclosure activity. Mr. Bailey further said the delinquent collections year-to-date has dropped from the previous year due to the Membership Services Department, who works a great deal on collections, being very involved in the TEI conversion.

Mr. Bailey also reviewed annual registrations including annual golf greens fees, Value Card purchases, and boat registrations year-to-date compared to previous years.

Chairperson Teal said there were 79 new property owners in March. He also noted that in the first quarter of 2015, there were 14 new home permits.

VIII. RESPONSE TO PREVIOUS OPEN FORUM COMMENTS

Chairperson Teal said all open forum comments from the previous meeting were addressed at the meeting. He said a member asked at last month's meeting that we add more trout at Lake Brittany, and said we did do that this month.

IX. OPEN FORUM

One member said her husband recently passed, and she wondered if they could use the Highlands Clubhouse for a celebration of life.

Mr. Bailey said he had contacted the Friends of the Highland to see if they might be able to help with cleaning the facility, as it hasn't been cleaned since the restaurant closed. He said we would look into this and coordinate with her.

One member said his group has had the slogan of "POA Go Away" but said they could change it to "POA Please Stay". He said perhaps the reason the association has so many financial difficulties is because of having too many amenities and said we should try to have one premier golf course that would attract golf tournaments. The member said we really need schools in order to be a solid community and suggested the POA make Riordan Hall a high school, make the Metfield Country Club a junior high school, and form our own school district.

One member said he is extremely happy that the Board is spending money for the east side to have an exercise facility. He said he sent an email to the Board, suggesting the Administration offices be moved to the lower level of the Country Club and then move Membership Services to the Country Club as a temporary location until they develop a one-stop shop (ACC, City, Water, POA, etc.). The member said the main priority is to provide the Metfield people with an exercise facility, a grill, and a place to gather. He said if they can promise that Membership Services would only be there for 12 to 18 months, he is okay with that but if it is going to drag on for four to six years, a more grandiose plan should be considered.

One member inquired about the anticipated amount and source of funds allocated for ADA projects, the timeline for full implementation of the Total e system, the investment of reserve funds, the POA's need for street equipment, and the allocation of taxable and un-taxable revenue on the Association's 990 federal tax form. The Board and General Manager provided answers to the member's questions.

X. OLD BUSINESS

A) Clubhouse Restaurants

Mr. Bailey said we do have someone very interested in the Highlands and they have toured the facility. He said we have one other contact, but we haven't had a tour with them yet.

The General Manager said after the discussion at last week's work session about moving Membership Services to the kitchen area in the Metfield Clubhouse, he said we have gone forward with removing the kitchen equipment out of the facility because it will not be a full service restaurant in the future. He said this would open the current Membership Services space to member use, since the grill and fitness equipment will take up the current space being used for card playing and fitness classes.

The General Manager said the architect has estimated his fees to be \$14,000 for this project. He said we need this funding to begin the process and said we can wait on the architect's construction estimate before seeking the Board's approval of the construction funding. Mr. Bailey said when we get to that point, he said he plans to use a construction manager instead of bidding the whole project. He said we are currently working on getting the kitchen items removed at this time.

Director Barfield asked if any of the restaurant equipment could be used at another POA location.

The General Manager said other operators have had the opportunity to look at the equipment. He said most of it is over 25 years old, and there's not a lot of value in moving it elsewhere.

Director Nuttall made a motion to fund \$14,000 from reserves to hire an architect for the Metfield Clubhouse project, seconded by Director Brooks.

The motion passed unanimously with Chairperson Teal voting Director Glubczynski's proxy.

XI. NEW BUSINESS

A) Appointment of Election Committee Members

Chairperson Teal said we have two vacancies on the Election Committee, and said we received applications from Gary Creakbaum and Roger Scoles. He said he would like to appoint them to the Election Committee for three-year terms.

B) Dogwood Replat

Mr. Bailey said years ago, there was a rudimentary driving range by the Country Club and sometime in the 1990's there was a decision made to expand the range. He said the land is made of two parcels, one owned by Cooper Communities and one owned by the Association. The General Manager said the Developer wouldn't allow us to build this driving range on that property, so there was a swap proposed whereby the Developer received this parcel by the Country Club and the POA received the land where the Tanyard Creek driving range is today.

Mr. Bailey said the Developer contacted him about a year ago requesting us to find this agreement because they did not have it, but we were not able to do so. He said he asked employees who worked for the POA at that time, and said they hadn't seen the agreement but understood that there had been an agreement between the Board and the Developer for this swap.

The General Manager said CCI is proposing a development of this land and has approached us about making the swap that was agreed to years ago; we re-plat our piece of property, and in turn, Cooper would give us the land that is now the Tanyard Creek Practice Center.

The Chair said we do have a lease agreement with Cooper Communities whereby we lease the Tanyard Creek Practice Center until 2019, and said that lease does not auto renew. He said we are running the risk of losing that location.

Mr. Bailey said we don't have any really good options for relocating the driving range.

Director Barfield asked if we were able to get the Tanyard Creek walking trail as part of this swap.

Mr. Bailey said Mr. Cooper said that land is already part of the Master Trail Plan, and that indicated they would likely be turning over those types of properties to us.

Vice Chairperson Morris made a motion to approve the proposal to transfer or swap the Cooper property for the Tanyard Creek Practice Facility, seconded by Director Nuttall.

The motion passed 5 to 2 with Chairperson Teal voting Director Glubczynski's proxy and with Directors Barfield and Brooks opposed.

A member asked if this action is subject to a public hearing.

Chairperson Teal said it is not, since we are a private entity.

The member asked when this was added to the agenda.

Chairperson Teal said the agenda was published in the normal course of publishing agendas.

The member asked when this particular subject was added to the agenda.

Chairperson Teal said on Tuesday.

XII. COMMITTEE REPORTS

A) Marketing & Communications Committee Report

Chairperson Teal said the Marketing & Communications Committee met on April 6 and heard a report from the Bella Vista Ambassadors. He said the Committee discussed the business reply card that was included in the *Village Voice* and said they had received 800 cards at the time of the meeting with less than two percent opting not to receive the publication. The Chair said the Committee also discussed opportunities to work with the City of Bella Vista on sharing information in *Insights*.

B) Rules and Regulations Committee Report

Director Brooks said the Rules and Regulations Committee discussed making changes to the Bylaws that allow for electronic voting, and said this was provided in the Board packet.

Director Barfield made a motion to approve the proposed Bylaw changes on first reading, seconded by Director Nuttall.

The motion passed unanimously with Chairperson Teal voting Director Glubczynski's proxy.

XIII. JOINT ADVISORY COMMITTEE REPORTS

Director Hatcher said the Golf Joint Advisory Committee discussed the success of the Golf Expo and improvements that could be made in the future. She said they are actively trying to increase golf rounds, and said they are going to be working with Cooper Elementary fourth graders and the SNAG program.

Director Brooks said some tournaments have had to be cancelled at the Bella Vista Country Club due to the inability of our watershed system to handle water on a couple of holes. He said we need to talk about correcting this.

Mr. Bailey said we have put some solutions together for this and need to verify how extensive the repairs are.

Director Nuttall said the Lakes Committee met yesterday and said there are big plans for the 50th anniversary including a fishing derby.

Director Barfield said at the Recreation Committee meeting, Clem Morgan said he is working with a running organization in Bentonville to host a 5k run in conjunction with the 50th anniversary. He said there have been complaints about the condition of the tennis courts at Branchwood as well as the pickleball and tennis courts at Metfield which led to a discussion about how much it would cost to fix these properly. Director Barfield said we really need to do something about that. He said they also discussed some complaints at the gun range regarding improperly supervised children.

XIV. ANNOUNCEMENTS

- A) The next GM/Board meeting will be held on Thursday, May 7, 2015, 2:30 p.m. in the Country Club Board Meeting Room. (This is a closed discussion meeting.)
- B) The next Board of Director’s Work Session will be held on Thursday, May 14, 2015, at 8:00 a.m. in the Country Club Board Meeting Room.
- C) The POA Annual Meeting will be held on Tuesday, May 19, 2015, 6:30 p.m. at Riordan Hall.
- D) The next Board of Directors Regular Meeting will be held on Thursday, May 21, 2015, 6:30 p.m. in the Country Club Board Meeting Room.

XV. ADJOURNMENT

Director Brooks made a motion to adjourn, seconded by Director Hatcher. The motion passed unanimously.

The meeting was adjourned at 8:00 p.m.

Submitted:

Approved:

Kathleen M. Ferguson, Corporate Secretary

Charlie Teal, POA Board Chairperson