

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

BOARD MEMBERS PRESENT: Chairperson Bob Brooks, Vice Chairperson Brad Morris, .Directors Dave Barfield, Joshua Hart, Ruth Hatcher, Pat Laury, John Nuttall, Bruce Portillo, and Ron Stratton.

BOARD MEMBERS ABSENT: None

OTHERS PRESENT: Director of Finance & Administration Dwain Mitchell, Staff Attorney Doug McCash, and interim Corporate Secretary Colleen Whitney.

I. CALL TO ORDER

Chairperson Brooks called the meeting to order at 6:30 p.m. There were 7 members in attendance, as well as one media representative.

II. PLEDGE OF ALLEGIANCE

III. INVOCATION

Pastor Bryan Fink of the Highlands Methodist Church gave the invocation.

IV. ADDITIONS/DELETIONS TO THE AGENDA

Chairperson Brooks announced the appointment of Bruce Portillo. He is filling the vacancy left by former board member Linda Leffler.

Chairperson Brooks reported that he is creating a new committee. This will be an ad hoc committee made up of younger working members. This committee will be reviewing amenities for family utilization. They will make suggestions for improvements for family use. They will look at amenities and look for activities within those amenities and assist the board with communications for their generation. The committee will be in session until the end of the board's term, in April.

V. APPROVAL OF BOARD MEETING MINUTES

Chairperson Brooks asked for a motion to approve the minutes of the June 18, 2015, Regular Board Meeting. Vice Chairman Morris moved the approval of the meeting minutes, seconded by Director Hatcher. The motion passed unanimously.

VI. GENERAL MANAGER'S REPORT

General Manager, Tommy Bailey was absent and Director of Finance Dwain Mitchell presented the report for the month of June, including an update on Collections. He noted that there has been an increase in collections due to notices being sent and staff making phone calls and sending e-mails.

A slide was shown showing the lots sold on-line vs. lots sold at auction. Director Portillo asked about the decrease in online auctions. Mr. McCash reported that the minimum bid for on-line auctions is \$1,000.00. Director Portillo also asked if lot costs from this year equaled the lost costs from previous years. The question was also asked as to what kind of revenue is being generated on the sale of lots. Mr. McCash will check on that. Another question asked was how do judicial sales compare to online auction sales? Mr. McCash cited that the online auctions have a minimum of \$1,000.00. Director Hatcher pointed out that judicial sales vary.

One of the directors asked how many lots the POA owns. Mr. McCash noted there was a note in the packet of handouts that the POA has about 600 lots. Since January the increase has been about 104 lots.

Director Morris stressed the importance of collecting email addresses and they hope the POA is using those contacts. Mr. Mitchell stated that the POA is capturing that information every time someone talks with customers.

VII. RESPONSE TO PREVIOUS OPEN FORUM COMMENTS

Chairperson Brooks stated that the issues from the previous open forum regarding the Tanyard Creek Driving Range and Dogwood Drive property exchange with Cooper Communities was addressed at the June 18, 2015, Regular Board Meeting and there was nothing more to discuss.

VIII. OPEN FORUM

One member addressed the Board regarding membership cards for property owners. She stated that only 2 people can get a membership and her family is a mixed family of four adults and one minor. Because of the way the system is set up now her family cannot take advantage of the many discounts, other than the family swim discount. She requested that the Board review the membership card policy and take a look at how the community has changed and now is made up of blended families. Chairman Brooks asked that she leave her contact information so the Board can follow-up on this issue.

A second member, William "Rex" Butler, addressed the Board, stating that he was one of the people who submitted a resume to fill the vacant board seat; but he was not selected. He wanted to let the board know that because of his background oil field sales and years of marketing experience he is availing himself to help as needed, and that the Board should feel free to contact him if his services would be helpful. Chairman Brooks thanked the member for his support and requested that he leave his contact information.

IX. OLD BUSINESS

A) Clubhouse Restaurants

Mr. Mitchell reported that the new lessee for the Highlands Restaurant has passed the FBI background check and can apply for a state liquor license. The new owner should be ready to open on August 15th. The Highlands restaurant will be a full service restaurant and will be called the "Mason-Dixon Café." The restaurant will start out being open seven days a week; but may pull back to six days. Construction for the restaurant will be completed by the end of July and the owner plans a soft opening on August 15th. [Subsequent problems were encountered that delayed the Highlands restaurant opening by a month]

Mr. Mitchell reported that the smoker at Papa Mike's burned up and needs to be replaced. He also pointed out that the parking lot at the Country Club is being replaced, in order to be ADA (Americans with Disabilities Act) compliant. There was an accidental water main break; which was repaired and the project will take a little longer, than expected, to be completed.

Bids are being sent out for the restaurant area at Metfield and bids should be back within the next 30 days. Mr. Mitchell noted that this type of restaurant will be a small grille concept; similar to Subway.

X. JOINT ADVISORY COMMITTEE REPORTS

Director Nuttall reported for the Recreation Committee. The committee met on July 13th at Branchwood. Special guest, Ashlee Napier, POA Marketing Manager came and fielded questions. The committee is finishing a white paper that will be presented to the Board. No major issues were noted on the amenities report. Clem Morgan gave a 50th anniversary report. There was an outstanding review of the Freedom Fest. The committee finished the meeting with a tour of

Branchwood. He noted that there were some ADA issues with work on completion of the bathrooms. The committee will meet again in August.

Director Nuttall gave the Lakes Committee Report. They met at Riordon Hall on September 15th. He reported that there were some comments from Facebook regarding renter use of the lakes. Leaves in lakes were discussed and this topic has been referred to the Rules and Regulations Committee. There was good about swim docks. A small committee will be formed to discuss the issue. Lake Management report from Vern Olafson noted that due to the lack of staff there were enforcement issues. The Lake Ann parking lot is an issue. It is scheduled to be paved next week. A lake sticker review was done on Lakes Windsor and Loch Lomond. The review showed 59 boats did not have current stickers. Half of the owners had paid for their stickers, but failed to put them on their boats. The fish cleaning station at Lake Ann now has a solar powered pump. This will allow removal of electricity from the Lake. The next two lake draw downs will not happen. It was determined that lake draw downs will not happen this winter or next winter. Director Barfield pointed out that lake draw downs are reviewed every seven years. Director Nuttall reported that now that the work on Tanyard Creek has been completed there are a lot of people using the trails. Garbage has become an issue. Director Barfield suggested that an ad hoc committee be formed to address this.

Chairman Brooks asked if any information was available on the city signs. Director Hatcher reported that work on the north sign began this morning (07/16). Once the north sign is completed, work will begin on the south sign.

XI. ANNOUNCEMENTS

Chairman Brooks made the following announcements.

A) The next GM/Board meeting will be held on Thursday, August 6, 2015, 1:30 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, August 13, 2015, at 8:00 a.m. in the Country Club Board Meeting Room.

C) The next Board of Directors Regular Meeting will be held on Thursday, August 20, 2015, 6:30 p.m. in the Country Club Board Meeting Room.

XII. ADJOURNMENT

Chairman Brooks adjourned the meeting at 6:54 p.m.

Submitted:

Approved:

Colleen Whitney, Interim Corporate Secretary

Bob Brooks, POA Board Chairperson