

BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

August 20, 2015 ° 6:30 P.M. ° BELLA VISTA COUNTRY CLUB

BOARD MEMBERS PRESENT: Chairperson Bob Brooks, Dave Barfield, Bruce Portillo, Ruth Hatcher, Pat Laury, and John Nuttall.

BOARD MEMBERS ABSENT: Vice Chairperson Brad Morris, Josh Hart, and Ron Stratton

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

I. CALL TO ORDER

Chairperson Brooks called the meeting to order at 6:33 p.m. There were 5 members in attendance, as well as four media representative.

II. PLEDGE OF ALLEGIANCE

III. INVOCATION

Chairperson Bob Brooks gave the invocation.

IV. ADDITIONS/DELETIONS TO THE AGENDA

V. APPROVAL OF BOARD MEETING MINUTES

Chairperson Brooks asked for a motion to approve the minutes of the July 16, 2015, Regular Board Meeting.

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

The motion passed unanimously with Chairperson Brooks voting Vice Chairperson Morris' proxy & Director Nuttall voting Director Hart's proxy.

VI. GENERAL MANAGER'S REPORT

The General Manager presented his report for the months of July, including an update on Collections.

A) Bella Vista North & South Entrance Signs

Mr. Bailey said that the concrete slab work was much more than they anticipated, so in the essence of time, we removed the slabs ourselves on August 6th. The sign company told us that they would be installing the brackets on August 15th, which didn't happen due to weather and the use of a crane. They are now scheduled to continue work on the signs on Tuesday, August 25th.

B) Branchwood Trail

Mr. Bailey said that Alta gave us a report on Recreation Trends which showed an increase in running/jogging, bicycle riding, & exercise walking. He presented a conceptual drawing of the Branchwood Trail Plan, which showed plans for the area around the Branchwood Clubhouse and the current golf course areas. Alta had designed this project in three phases, and because of the golf course being empty, we have chosen to make Alta's phase three the first phase of our construction project. He said that they plan to incorporate as much of the natural landscape, vegetation, and topography as possible. Alta plans to send the design-build project plans to bid on August 31st and open the bids on September 21st. We hope to award a contract on October 1st.

Internally, Mr. Bailey reported that we had drained the pond enough to seine the fish, allowed the muck to dry, removed the cart path and placed the materials in the pond for fill, and should be able to

begin hauling in fill this coming week. To help with this project, we purchased a new bigger dump truck to reduce the amount of hauling trips. We will most likely purchase fill across the highway, as it is more economical than using our own fill supply and hauling it from farther distances.

C) Country Club Golf Course

Mr. Bailey reported on the chemical/heat damage to the greens. We invited Dr. Richardson from the University of Arkansas & the USGA representative to evaluate the damage and make suggestions on how to proceed forward. We closed the golf course and moved all play to other courses. The target date to seed these areas is August 24, and this should have an eight-week growing period after germination. Estimated costs for material are \$5,000. Golf Maintenance will be using this closure time to also work on other neglected areas of the course (due to low labor), such as bunkers and tees. Projected re-opening is November 1st.

D) Seasonal Labor Shortage

Mr. Bailey explained that impact of school starting as creating seasonal labor shortages. Kingswood is already down -2 and may turn into -3. Berksdale will probably be down by -5. Scottsdale will be down -2, maybe -3. Highlands, Country Club, & Metfield believe that they will be able to keep most of the workers until the normal drop off time. These shortages in labor will present challenges for mowing.

E) Kingswood Golf Course Maintenance Entrance Culvert

Mr. Bailey said that this location off 71 is within a FEMA flood zone and will require a LOMR application and maybe a CLOMR application. A firm has already been contracted to engineer and prepare bid documents. The firm's estimate is \$117,000 for the project.

F) Country Club Golf Course #2 Low Water Crossing

Mr. Bailey explained that the Country Club Golf Course has been closed more often in recent years due to water being present in the waterway. This location is also within a FEMA flood zone and will require a LOMR application and maybe a CLOMR application. The estimated cost to install a bridge and replace the concrete waterway is \$280,000. To only replace the concrete waterway, the estimated cost is \$50,000. He said that he would bring to September's Board Work Session for discussion.

G) Scottsdale Golf Course #13 Fairway Erosion

Mr. Bailey said that an engineer believes the pipe needs to be replaced. The estimate is \$125,000 to replace the culvert and stabilize the bank. He said that he would bring to September's Board Work Session for discussion.

H) Scottsdale Golf Course #11 Erosion Repairs

Mr. Bailey reported on the repairs done in-house to the erosion on another part of the Scottsdale golf course.

I) Highlands Club

Mr. Bailey reported that the ceiling contractor had a delay in their project schedule, which has held up the walk-in projects by one additional week. All projects should be finished by September 4th. The lessee is scheduled to pick up their keys on August 21st and drop off their \$10,000 security deposit and understands the delays and isn't concerned about it.

J) East Side Trails

Mr. Bailey said that the POA had proposed a licensing agreement to the city for public use to the Walton Family Foundation, and both sides are working through their concerns through legal counsel.

The mayor has an outline agreement with us in sharing the maintenance cost equally, that both sides would set aside an annual budget of \$20,000 for maintenance, which would remain in reserve if unused for future trail maintenance. They agreed that maintenance should be performed by the village grounds maintenance staff, and the city would reimburse that at 50%.

K) Tanvard Creek Nature Trail

Mr. Bailey presented pictures of the trail showing usage, misuse, and littering on the trail and reported seeing steady growth in its use. He mentioned that the parking lot area may need to be increased again to allow for more visitors or may need to remain at the current size to limit the number of visitors at any one time. Mr. Bailey addressed the debate of whether the trail was open to the public, which he clarified it has never been designated as being open to the public. Because of a limited number of ranger staff, non-members have not been hindered from walking in the areas of Tanyard Creek or lake dams.

L) Americans With Disabilities Act Compliance

Mr. Bailey reported that Metfield pool, Kingsdale pool, Kingsdale grill, Scotsdale, & Riordan Hall all have 100% ADA compliance. Branchwood is 65% compliant as the outside pads, interior thresholds, pool lift, and a lot of minor finish work need to be completed. The Highlands is 80% compliant. The Country Club is 60% compliant and has been plagued with subcontractor issues.

M) July Rains

Mr. Bailey said that there were a few instances where flooding occurred from heavy rains, which required repairs.

N) POA Events

Mr. Bailey listed the following POA events that occurred in July: All In The Family, MGA/WGC Scramble, Will Golf 4 Kids, and Freedom Fest.

VI. TREASURER'S REPORT

Dwain Mitchell reviewed the July 2015 YTD financials for the association. He also discussed the POA Cash Reserve Assessment as of July 31, 2015, which showed the available cash balance of \$10,271,900 (Water Utility: \$5,142,800 and POA: \$5,129,100).

VII. RESPONSE TO PREVIOUS OPEN FORUM COMMENTS

Chairperson Brooks reviewed the open forum comments made at the previous Board meeting. He said a member requested that the Board expand a family union to issue dual membership cards to up to four members of that residence. He said that the Rules & Regulations Committee will continue to study that and will report on that as soon as they can provide a firm recommendation.

VIII. OPEN FORUM

Mayor Peter Christie reported that the city now has three more snow plows than last year. He also reported on the aftermath of the Palm Sunday fire and all the equipment they were able to obtain to replace what was lost. He reported on meeting with State Representatives to put together a proposal to get compensated for plowing 279 & 240. He stated that the opening of the new fire station was a success and that they are preparing for the opening of the street department's headquarters.

IX. OLD BUSINESS

A) Metfield Club Renovation Vote

Mr. Bailey presented the preliminary plans for the Metfield Clubhouse. He said that the architect had said that the total project estimate was \$312,000 (\$14,000 of that was the architect's fee).

The lowest bid of the three bids is \$333,000, which is \$35,000 over the approved budget for construction costs. This would make the total project \$347,000.

Director Nuttall made a motion to move forward with the Metfield Clubhouse construction and approve the additional \$35,000 to be added to the project budget, seconded by Director Hatcher.

Director Nuttall provided additional information on the Metfield Clubhouse construction plans for the benefit of the public.

Mr. McCash restated the motion: to fund the Metfield Clubhouse construction project for \$347,000 from reserves.

The motion passed 7 to 2 with Chairperson Brooks voting Vice Chairperson Morris' proxy and Director Nuttall voting Director Hart's proxy. Director Barfield was opposed. Director Stratton abstained.

X. JOINT ADVISORY COMMITTEE REPORTS

Director Hatcher said the Golf Joint Advisory Committee went to visit the Highlands golf course with the USGA visit and discussed the turf, the grass variations, labor costs, and the costs associated with making turf changes. The average labor costs constitute two thirds of the total costs of maintenance; our labor costs constitute forty percent, which is below average. The USGA representative complimented the POA on what it was able to get out of spending only forty percent of its costs on labor. The USGA representative recommended Play-It-Forward tees to make golf more fun, which would shorten the length of courses for the elderly, new golfers, and for those with less time to play, and pleased to see that the POA had already begun installing these tees. The POA has installed Play-It-Forward tees on two of the courses and will continue to add these tees to the remaining courses. The USGA's report will be available on the POA golf webpage as soon as it is available.

Director Nuttall said that the Lakes Committee met, and during the open forum, a member requested that the docks be specified as fishing or swimming docks. The staff is going to take that under advisement. The Lakes department is currently working with the fire department to set up a plan to burn the leaves, which hasn't happened in years. The Lake Ann parking lot is done. The lake rangers have done a survey of Lake Windsor, Lake Ann, & Loch Lomond to find boats with expired registrations, and this number was in the mid-80s. The Committee received a report from the lakes department that the fish were relocated from the Branchwood pond. The Lake department is having digital mapping completed on Lake Brittany & Loch Lomond. The Committee is going to work on a policy with regard to large stationary floatation devices on the lake.

Director Barfield that the Recreation Committee met on August 10th and discussed the speed bumps at Blowing Springs needing repairs, the tennis courts at Riordan Hall needing trees removed, and concerns over Tanyard Creek's recent rise in usage. The Recreation Committee has submitted a white paper to the Board on recommendations on how to increase amenity usage and whether to rent out pavilions to multiple uses per day, which is a problem with the lack of staffing to clean them several times a day. They also are discussing whether to require a security deposit. The 50th Anniversary events update reports cancellations for the foot race in October and the Labor Day Music event. The Razorback Football Tailgate Party will be held on October 10th. A holiday carnival will be held on November 20th. Cox is requiring that each RV requesting TV service at the park have separate digital boxes. Right now, Cox is saying they will not charge us for the boxes. This matter will be researched further by the General Manager. The Recreation department has reported an increase in pool usage. Director Barfield said he received a notice that BlueCrossBlueShield had pulled its SilverSneakers program.

Mr. Bailey said that he was aware of the program cancellation, had emailed the Board about the matter, and has reported his concern to BlueCrossBlueShield.

XII. ANNOUNCEMENTS

A) The next GM/Board meeting will be held on Thursday, September 3, 2015, 1:30 p.m. in the Yacht Club. (This is a closed discussion meeting.)

B) The next Board of Director's Work Session will be held on Thursday, September 10, 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, September 17, 2015, 6:30 p.m. in the Country Club Board Meeting Room.

XIII. ADJOURNMENT

Director Hatcher made a motion to adjourn, seconded by Director Laury. The motion passed unanimously with Chairperson Brooks voting Vice Chairperson Morris' proxy & Director Nuttall voting Director Hart's proxy.

The meeting was adjourned at 7:30 p.m.

Submitted:

Genevieve Henderson, Corporate Secretary

Approved:

Bob Brooks, POA Board Chairperson