BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
December 17, 2015 ° 6:30 P.M. ° BELLA VISTA COUNTRY CLUB

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

BOARD MEMBERS ABSENT: None.

OTHERS PRESENT: Corporate Secretary Genevieve Henderson.

I. CALL TO ORDER
Chairperson Bob Brooks called the meeting to order at 6:30 p.m. There were three members in attendance, as well as five media representatives.

II. PLEDGE OF ALLEGIANCE

III. INVOCATION
Pastor Paul Hass from the Bella Vista Lutheran Church gave the invocation.

IV. ADDITIONS/DELETIONS TO THE AGENDA
None.

V. APPROVAL OF BOARD MEETING MINUTES
Chairperson Bob Brooks asked for a motion to approve the minutes of the November 19, 2015, Regular Board Meeting.

Vice Chairperson Morris moved the approval of the meeting minutes, seconded by Director Nuttall.

The motion passed unanimously.

VI. JOINT ADVISORY COMMITTEE REPORTS
Director Barfield reported that the issue regarding the regulation of large inflatable toys on POA lakes will be reviewed by the Lakes JAC Committee, which will allow the Rules and Regulations Committee to review the matter in January 2016.

Jane Barfield of the Recreation JAC Committee reported that she will be the 2016 Chairman. It is the desire of her Committee that someone from their Committee represent them each month at the regular Board Meeting. It is the understanding of her Committee that resurfacing of the tennis courts was budgeted for 2015, and since the project was not completed, the funding will be transferred to 2016.

Director Hatcher reported on behalf of the Golf JAC Committee that golf rounds were up above budget. The board discussed the topic of repairing golf cart paths.

Director Portillo reported that a member contacted him complaining about the cement repairs done to the cobblestone walkways at the Highlands. Director Portillo explained that the ADA does not allow for cobblestone walkways in areas that are deemed to be ADA compliant.

VII. RESPONSE TO PREVIOUS OPEN FORUM COMMENTS
Chairperson Bob Brooks reviewed the open forum comments made at the previous Board meeting. He addressed the topic regarding the staffing of the tennis courts and reported that the tennis facility has the appropriate staff schedule as it has had for the last three to four years, despite the comment posed at the Board’s previous work session.

VIII. OPEN FORUM
Steve McKee, 3 Tircie Place, had questions regarding the changes to the Policy 3.06 with regard to city employees obtaining photo ID cards. The Board of Directors responded and clarified that the photo ID cards being issued to city employees did not convey voting rights.

Chairperson Brooks read a letter from Harry Henderson, President of the Fly Tyers, which included a $9,845 check to the POA for the funding of lakes.

IX. OLD BUSINESS

A) Metfield Clubhouse
   Director Nuttall reported that construction is nearing completion on the snack bar & golf pro shop.

B) Branchwood Trail Update, Phase I
   Vice Chairperson Morris reported that he walked the entire golf course. Three large pieces of construction equipment have been dispatched to the site. He believes that 50% of the trail has been cut. Several hundred feet of plastic culvert has been delivered to the site. This phase of the trail should be completed in February 2016, barring weather constraints.

C) Silver & Fit Update
   Chairperson Bob Brooks reported that through Clem Morgan’s efforts, the POA has put together a program to accommodate the Silver & Fit program. The Board discussed the new program.

X. NEW BUSINESS

A) Scotsdale Repairs Approval
   Chairperson Bob Brooks introduced and described the bid of $124,000 to complete the repair project.

   Vice Chairperson Morris moved to approve the $124,000 repair, seconded by Director Nuttall.

   Chairperson Bob Brooks presented the project for discussion.

   The motion passed unanimously.

B) Scotsdale Green & Trap Renovation
   Chairperson Bob Brooks introduced and described the project and the need for $300,000 total to be approved by the Board. The total is comprised of $210,000 for the converting of the Scotsdale greens and $90,000 to renovate the Scotsdale traps.

   Director Hatcher moved to approve the converting of greens on Scotsdale and conducting the trap renovations, seconded by Director Portillo.

   Chairperson Bob Brooks presented the 2 Scotsdale projects for discussion. The Board discussed the matter.

   The motion passed 7 to 2. Directors Barfield and Hart were opposed.

C) Lot Sales
   Chairperson Bob Brooks reported the POA has sold 4-5 lots this past month. He believes that some of these sales are the result of the Christmas season and the lots being used as gifts.
Vice Chairperson Morris reported that there have been 61 residential building permits in the past 11 months for the city of Bella Vista. This number is better than the last 6 years.

D) Cost Share Proposal from Mayor Christie
Chairperson Bob Brooks introduced and described the proposal and explained that the Board will be discussing the proposal in future meetings.

E) New Format Fee Structure
Chairperson Bob Brooks introduced and described the new format for the fee structure.

F) Update Kingswood Project
Chairperson Bob Brooks reported the project is estimated to be completed in May 2016. The POA is putting together the advertising for obtaining bids. The POA hopes to have bids by January 15, 2016, and will award the project on January 21, 2016.

G) Report on new Director of Lake Ecology
Director Barfield reported that the Board has selected Richard Echols from Texas to take the position of Director of Lake Ecology. The Lakes JAC Committee helped with this selection process. He will begin January 4, 2016.

H) VOTE – Resolution 2015-03 Authorizing Chairman of the Board and Corporate Secretary to execute warranty deeds, promissory notes, and mortgages
Chairperson Bob Brooks introduced and read the resolution.

Director Nuttall moved to approve the resolution, seconded by Director Barfield.

Chairperson Bob Brooks presented the resolution for discussion.

The motion passed unanimously.

I) VOTE – To appoint CFO Dwain Mitchell as Board Treasurer
Chairperson Bob Brooks introduced and described the appointment.

Director Barfield moved to approve the appointment, seconded by Vice Chairperson Morris.

Chairperson Bob Brooks presented the appointment for discussion.

The motion passed 7 to 1. Director Hart was opposed. Director Portillo abstained.

J) Changes to Policies
1) VOTE - Policy 3.06 – City Employees Clause Addition - First Reading
Director Barfield introduced and read the policy.

Vice Chairperson Morris moved to approve the first reading of the policy addition, seconded by Director Hatcher.

Chairperson Bob Brooks presented the policy for discussion.

The motion passed unanimously.

2) VOTE - Policy 7.05 – Defining fees – First Reading
Director Barfield introduced and read the policy revision.
Director Nuttall moved to approve the first reading of the policy revision, seconded by Vice Chairperson Morris.

Chairperson Bob Brooks presented the policy for discussion.

The motion passed unanimously.

XI. ANNOUNCEMENTS
A) The next GM/Board Monthly Meeting will be held on Thursday, January 7, 2016, 2:30 p.m. in the Country Club Board Meeting Room. (This is a closed discussion meeting.)
B) The next Board of Directors Work Session will be held on Thursday, January 14, 2016, 8:00 a.m. in the Country Club Board Meeting Room.
C) The next Board of Directors Regular Meeting will be held on Thursday, January 21, 2016, 6:30 p.m. in the Country Club Board Meeting Room.

XII. ADJOURNMENT
Chairperson Bob Brooks adjourned the meeting at 7:28 p.m.

Submitted: 

Genevieve Henderson, Corporate Secretary

Approved: 

Robert Brooks, POA Chairperson