

**BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**January 21, 2016 ° 6:30 P.M. ° BELLA VISTA COUNTRY CLUB**

**BOARD MEMBERS PRESENT:** Vice Chairperson Brad Morris, Directors Bruce Portillo, Ruth Hatcher, John Nuttall, Josh Hart, and Ron Stratton.

**BOARD MEMBERS ABSENT:** Chairperson Bob Brooks and Director Patrick Laury.

**OTHERS PRESENT:** Board Treasurer & Director of Finance & Administration Dwain Mitchell and Corporate Secretary Genevieve Henderson.

**I. CALL TO ORDER**

Vice Chairperson Morris called the meeting to order at 6:31 p.m. There were eighteen members in attendance, as well as six media representatives.

**II. PLEDGE OF ALLEGIANCE**

**III. INVOCATION**

Bible Teacher Harold Akridge from the Bella Vista Church of Christ gave the invocation.

**IV. ADDITIONS/DELETIONS TO THE AGENDA**

1. Vice Chairperson Morris made a deletion to the agenda by tabling item XI. (D) City employee access to POA Amenities - Policy 3.06.
2. Vice Chairperson Morris made an addition to the agenda under New Business, of a new cost estimate on repairs on the Scotsdale golf course.

**V. APPROVAL OF BOARD MEETING MINUTES**

Vice Chairperson Morris made revisions to the minutes and asked for a motion to approve the minutes of the December 17, 2015, Regular Board Meeting.

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

Vice Chairperson Morris opened the topic for discussion. He proposed two changes to the minutes, which addressed a typographical error and a minor word change.

Director Nuttall moved the approval of the meeting minutes with the changes proposed by Vice Chairperson Morris, seconded by Director Hatcher.

The motion passed unanimously, with Vice Chairperson Morris voting Chairman Brooks' proxy and Director Laury's proxy.

**VI. OFFICIAL WELCOME OF TOM JUDSON, COO**

Vice Chairperson Morris welcomed the new Chief Operating Officer Tom Judson to the POA.

**VII. FINANCIAL REPORT BY DWAIN MITCHELL, TREASURER**

Board Treasurer Dwain Mitchell gave a report on the preliminary financial reports for 2015.

**VIII. RESPONSE TO PREVIOUS OPEN FORUM COMMENTS**

Vice Chairperson Morris reviewed the open forum comments made at the previous Board meeting and determined that no further responses were needed.

**IX. OPEN FORUM**

Dick Hartman, 3 Milford Lane, stated that he had two concerns. First, regarding a private golf cart ownership, he would like clarification on whether a couple with a registered private golf cart would

need to pay an additional cart fee if the couple were playing two different courses and one of them was without their private golf cart. Director Hatcher responded by clarifying that these registered private cart owners would be given a cart if they didn't have one with them. Mr. Hartman then suggested that this clarifying information be marketed to the public. Secondly, with regard to the proposed changes of Policy 3.06, Mr. Hartman asked whether the Board could allow renters to have membership privileges under this policy change. Vice Chairperson Morris responded by explaining that an Arkansas judge ruled many years ago that based on the POA Declarations that the POA would not be able to grant membership privileges to renters. The Board is proposing Declaration changes to allow the assignment of membership privileges if the owner of the property wished to do so. Mr. Hartman then asked how the POA has the ability to allow city employees the ability to have photo IDs. Vice Chairperson Morris responded that the Board has the power to identify the number of photo IDs per lot, under the Bylaws, and that since the city owns at least nine properties within the POA, the Board has the ability to allow the city employees to purchase photo IDs.

Steve McKee, 3 Tiree Place, asked whether Vacation Rentals is able to allow renters to purchase photo IDs under the proposed Policy 3.06 revision. Vice Chairperson Morris responded that Vacation Rentals would not have this ability under the proposed Policy 3.06 revisions. Director Nuttall responded that Vacation Rentals does not own POA property. Mr. McKee asked how the Board is able to make changes to Policy 3.06. Vice Chairperson Morris responded that the Bylaws provide that the Board can make changes to the Policies.

An unidentified member extended a welcome to the new COO Tom Judson and stated he would like the POA Board to reconsider disclosing the salary of the new COO.

Nancy Cox, 5 Drayton Circle, asked what kind of incentive does she have as a member to continue to pay her monthly assessments if city employees are given photo ID's. Vice Chairperson Morris responded by clarifying that the proposed policy does not give photo ID's to city employees. Ms. Cox also asked what would happen if she stopped paying her assessments. Vice Chairperson Morris responded by stating that if she stopped paying her assessments, the ultimate ramification could be that she could lose her property.

## **VIII. JOINT ADVISORY COMMITTEE REPORTS**

Director John Nuttall reported on behalf of the Lakes JAC Committee. The Committee welcomed six new Committee members; they were introduced to the new lakes ecologist and fish biologist Rick Echols.

Director Portillo reported that a member asked him about fish-stocking numbers and that the only numbers he could find online were through 2013. Mike Taggart responded that he will speak with the new lakes ecologist, who might be able to locate those numbers. Director Nuttall responded that the Lakes Committee is concerned that the POA has too many fish in the lakes.

Director Nuttall conveyed Jane Barfield's of the Recreation JAC Committee notes and reported that Branchwood Silver & Fit met their capacities, that there were 2 accidents at the gun range, that they have received requests that the POA purchase more ping-pong tables, and that they propose that the POA build two new pickleball courts. The Committee elected to move their monthly meeting location to the Country Club Board Room and is attempting to approve their minutes more quickly by email distribution and approval.

Jake Grasmick, Chairman of the Golf JAC Committee, gave handouts and reported that the members near Metfield had raised \$2,500 to improve the Metfield Clubhouse area and that they had money left over to purchase all the Play-It-Forward markers on all the remaining courses. Mr. Grasmick reported on the reorganization of the Golf Committee into subcommittees.

## **IX. OLD BUSINESS**

### **A) Metfield Clubhouse Construction Update**

Mike Taggart reported that the Membership Service, ProShop, and snack bar are in their final stages of construction. The final inspection and State Health Department inspection are scheduled for Monday, January 25<sup>th</sup>. Follow up with the contractor, architect, and POA staff is scheduled for the following day. Once the inspections and follow-ups are completed, the staff can begin moving back into the building. After Membership Services, the ProShop, and the snack bar are moved in, the MAC department can begin preparing the workout room. The beer license application is in process.

### **B) Branchwood Trail Construction Update**

Mike Taggart reported that the project is moving forward. The contract was scheduled for 120 days, and if no delays are needed, the estimated completion of Phase I would be in May. Hydro-seeding should happen around mid-May at the earliest; the grass should be visible in June.

### **C) Flood Repair Update**

Keith Ihms reported that all golf courses are open except for Berksdale. Berksdale should open the first of February, as it sustained more damage and debris. The POA is applying for a state permit to get near the creeks to pick up the gravel. Because we were a disaster area, the permit should cost the POA nothing and be quicker to obtain. Once the permit is obtained, we can begin to haul off the gravel and rocks.

On the Country Club golf course, the front of hole #2 tee collapsed, and a permit is being applied for to repair it. The work will be done in-house. Bunkers at holes #2, 3, and 8 had bunkers that were washed out. These will need to be rebuilt.

Irrigation controllers have been moved to higher ground where possible to prevent future damage from floods. Remaining irrigation controllers were mounted onto custom poles, made in-house. Eighteen controllers were damaged during this last flood.

Many areas, particularly around bridges, have been temporarily repaired for safety reasons and will need to be repaired at a later date. New removable bridge railings have been installed to reduce future flood damage repairs.

Because of the damaged bridge on the Berksdale Course and the rerouting that has been designed, the course is getting new signage before the course reopens. Mr. Ihms specifically thanked all the volunteers that helped with the flood cleanup.

## **X. NEW BUSINESS**

### **A) Cost Repairs for culvert #13 on Scotsdale**

Keith Ihms reported that three bids were submitted. He is requesting a variance of about \$14,000. He hopes to have the projected completed near the first of April. The reasons for the variance are primarily because of the increased cost of concrete.

Director Portillo moved to approve the total repair costs of \$138,256 to replace the culvert and sod at Scotsdale, seconded by Director Nuttall.

Vice Chairperson Morris presented the repair costs for discussion.

The motion passed unanimously, with Vice Chairperson Morris voting Chairman Brooks' proxy and Director Laury's proxy.

**B) VOTE – Changes to selected Bylaws**

- 1) Bylaws Article VIII, Sec 1: Makes the number of Election Committee members flexible – First Reading

Vice Chairperson Morris introduced and read the proposed changes to the Bylaws.

Director Hatcher moved to approve the proposed changes, seconded by Director Stratton.

Vice Chairperson Morris presented the proposed changes for discussion.

The motion passed unanimously, with Vice Chairperson Morris voting Chairman Brooks’ proxy and Director Laury’s proxy.

- 2) Bylaws Article VIII, Sec 10: Changes process for appointment of JAC members – First reading

Vice Chairperson Morris introduced and read the proposed changes to the Bylaws.

Director Nuttall moved to approve the proposed changes, seconded by Director Hart.

Vice Chairperson Morris presented the proposed changes for discussion.

The motion passed unanimously, with Vice Chairperson Morris voting Chairman Brooks’ proxy and Director Laury’s proxy.

**C) Extension of time for Board Candidate Petitions**

Vice Chairperson Morris reported that the Board Candidate Petition deadline had been extended by the Election Committee to February 2, 2016.

**XI. ANNOUNCEMENTS**

- A) The next GM/Board Monthly Meeting will be held on Thursday, February 4, 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, February 11, 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, February 18, 2016, 6:30 p.m. in the Country Club Board Meeting Room.

**XII. ADJOURNMENT**

Vice Chairperson Morris adjourned the meeting at 7:36 p.m.

Submitted:

Approved:

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Genevieve Henderson, Corporate Secretary

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Brad Morris, POA Vice Chairperson