

**BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**August 18, 2016 ° 6:30 P.M. ° BELLA VISTA COUNTRY CLUB**

**BOARD MEMBERS PRESENT:** Chairperson Bob Brooks, Vice Chairperson Ron Stratton, Directors Brad Morris, Bruce Portillo, Ruth Hatcher, John Nuttall, Patrick Laury, Andrew Davis, and Josh Hart.

**BOARD MEMBERS ABSENT:** None.

**OTHERS PRESENT:** Chief Operating Officer Tom Judson, Treasurer & Director of Finance and Administration Dwain Mitchell, General Counsel Doug McCash, and Corporate Secretary Genevieve Henderson.

**I. CALL TO ORDER**

Chairperson Brooks called the meeting to order at 6:30 p.m. There were ten members in attendance, as well as five media representatives.

**II. PLEDGE OF ALLEGIANCE**

**III. INVOCATION**

Pastor Dale Schatz from the Heritage Baptist Church gave the invocation.

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

Chairperson Brooks stated that a waiver for a capital bid, number 5411, and a University of Arkansas bass fishing tournament topic would be added to the agenda for the evening.

**V. APPROVAL OF BOARD MEETING MINUTES**

Chairperson Brooks asked for a motion to approve the minutes of the July 14, 2016, Board Work Session Meeting, and the July 21, 2016, Regular Board Meeting.

Director Nuttall moved the approval of the minutes of the July 14, 2016, Board Work Session Meeting, seconded by Director Portillo. Chairperson Brooks presented the minutes for discussion. There was none.

The motion passed unanimously.

Director Morris moved the approval of the minutes of the July 21, 2016, Regular Board Meeting, seconded by Director Hatcher. Chairperson Brooks presented the minutes for discussion. There was none.

The motion passed unanimously.

**VI. EMPLOYEE RECOGNITION – CELEBRATING SUCCESS**

Cindy Bassett, the Human Resources Director, introduced Diana Archer, Nancy Gross, and Bill Hudson, as being recognized in the Celebrating Success program. Ms. Bassett presented Diana Archer, Nancy Gross, and Bill Hudson with a check in appreciation and recognition of their hard work.

Mr. Judson introduced Phillip Wright as the new Golf Operations Director, adding that there will be an event, Meet the Pro, where members will have the opportunity to introduce themselves to Mr. Wright and ask any questions they may have.

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

Treasurer Dwain Mitchell gave a report on the year-to-date financial reports for July 2016. Assessments were \$231,042 worse than budget. Golf income was \$247,626 worse than budget. RV income was \$51,330 better than budget. Facility use fees were \$56,364 better than budget. Boat registrations were \$57,011 worse than budget. Invested income was \$403,965 better than budget. Lot sales were \$30,854 worse than budget. Transfer fees were \$41,757 worse than budget. Total income was \$290,949 worse than budget. Cost of sales was \$8,408 worse than budget. Gross profit was \$282,541 worse than budget. Salary and wages were \$325,738 better than budget. Employee benefits were \$74,254 better than budget. Maintenance and repairs was \$126,630 worse than budget. Fuel and oil were \$68,696 better than budget. Professional services were \$36,113 worse than budget. Postage was \$23,395 worse than budget. Total expenses were \$377,719 better than budget. Net income / Cost of operations was \$88,733 better than budget. Book value of assets sold/retired was \$30,362 better than budget. Capital projects were \$221,189 better than budget. Simple cash flow was \$450,696 better than budget.

Water's invested income was \$235,749 better than budget. Water's income was \$30,474 better than budget. Water's other income was \$47,049 better than budget. Water's total income was \$313,539 better than budget. Water's gross profit was \$272,735 better than budget. Water's salary and wages were \$62,828 better than budget. Water's total expenses were \$88,092 better than budget. Income/Cost of operations was \$386,761 better than budget. Water's capital projects were \$3,152 better than budget. Water's reserves for other projects and financing were \$3,127 worse than budget. Water's simple cash flow was \$367,106 better than budget.

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

Chairperson Bob Brooks reviewed the open forum comments made at the previous Board meeting.

#### **IX. OPEN FORUM**

Jim Parsons, who lives on Lake Avalon, distributed a handout and asked if the Board supports the past previous Board's commitment to listening to the corporation, versus members. Director Hart responded that a corporation is made up by its shareholders. He stated that in this case, POA members are the shareholders, and so, they are the corporation. He added that every action the Board takes is for the general POA population. Director Laury referred to the handout where it states "The Board has allegiance to the corporation ahead of the wishes of the membership." He stated that the Board places nothing ahead of the membership and that they are always acting to the benefit of the membership. He added that there are times when the membership does not have all of the information, and though they cannot always accept the opinion of the membership, they are always acting to the benefit of the membership.

#### **X. JOINT ADVISORY COMMITTEE REPORTS**

John Doyle, Chairman of the Lakes JAC Committee, said that the Committee met yesterday and Rick Echols, Lakes, Parks, and Fisheries Superintendent, gave an update on the algae problem in Lake Loch Lomond, stating that they are winning the battle and the change in weather is helping. The Loch Lomond fishing dock is on schedule for September 15<sup>th</sup>. There was further discussion at the committee meeting about projects they are trying to coordinate for next year. He said that the Committee narrowed it down to additional benches on Windsor Dam, improvement of the mooring docks on Lake Windsor, and improvements to Lake Norwood Park. He stated that there were two new items discussed. The University of Arkansas has approached about the possibility of holding a one-day, team qualifying tournament for their Bass Fishing Club. He reported that the Committee voted to support the tournament, with the knowledge that the Board has the final approval, and asked the Board to consider the support that the University of Arkansas gives to the lakes. They discussed holding a second Kids Fishing Derby.

Judy Griffin reported on behalf of the Recreation JAC Committee and said that at this month's meeting they had conversation about adding a Bocce Ball court to the amenities, specifically at

Branchwood, and reviewed the Rejuvenation Plan. She added that all of the Committee members have volunteered for the call center. She said that they are looking into a community vegetable garden project and will be making plans over the next few months.

Jake Grasmick, Chairman of the Golf JAC Committee, said that the Junior Golf Sub-Committee reported that there has been great success with the Junior Golf Program. In the third session there were more than 60 Junior golfers participating. He reported that the volunteers have completed the course enhancement, landscaping project at the Metfield Clubhouse, which started five years ago. Mr. Judson recognized Mike Taggart for his work with the project. Mr. Grasmick reported that there are Play-It-Forward markers on every course except the Country Club Course, noting that there has been a delay in getting the new logo for this course. He anticipates that all of the courses will be complete in the fall, adding that they have ordered stencils with each logo, for each course, to be painted on the cart paths to indicate where the markers are. He stated that there has been a recommendation from the Course and Greens Sub-Committee to change the name from Play-It-Forward markers, to Gold Tees, and to use gold for the color of the stencils that will indicate where the markers are placed. This has been referred to management for a decision. Lads and Lassies have been helping the golf maintenance crew on the Scotsdale Course. Golf18-Tee-Off is a new program that is being worked on to drive rounds. The 2017 budget numbers will be done by the end of August. He reported that due to crews installing sand traps and additional work needed on the Clubhouse, the Scotsdale opening will be delayed by one month. He added that there were 188 volunteer hours last month.

Mr. Judson reported on behalf of the Young Residents Committee. He reported that the first official meeting was held, but because they are still in the process of forming, there is no secretary at this time to record minutes. There are three current members with three additional volunteers. The meeting was held at Riordan Hall.

## **XI. OLD BUSINESS**

### **A) Policy 2.08 – Proposed trail use policy which will mirror the City’s ordinance. Second and final reading.**

Mr. Judson introduced and presented the proposed Policy 2.08. Mr. McCash asked for a motion to approve the proposed Policy 2.08.

Chairman Brooks motioned to approve the proposed Policy 2.08, seconded by Vice Chairperson Stratton.

Chairperson Brooks presented the proposed policy for discussion. Director Laury explained that the policy mirrors the City’s policy.

The motion passed unanimously.

### **B) Policy 6.02 – The changes to the Official POA Publication and Release of Information Policy which will modernize the policy. Second and final reading.**

Mr. Judson introduced and presented the proposed changes to Policy 6.02. Mr. McCash asked for a motion to approve the proposed changes to Policy 6.02.

Director Nuttall motioned to approve the proposed changes to Policy 6.02, seconded by Director Hatcher.

Chairperson Brooks presented the proposed changes for discussion. Director Laury explained that the policy is expanding to include Social Media and other modern mediums.

The motion passed unanimously.

## **XII. NEW BUSINESS**

### **A) Bylaws changes – These changes will modernize the bylaws and ensure the uniform usage of terms throughout the governing documents. First Reading.**

Mr. Judson introduced and presented the proposed Bylaws changes. Mr. McCash asked for a motion to approve the proposed Bylaws changes.

Chairperson Brooks motioned to approve the proposed Bylaws changes, seconded by Director Laury.

Chairperson Brooks presented the proposed Bylaws changes for discussion. Director Laury thanked Mr. McCash and the Rules and Regulations Committee for the time they spent on the revisions.

The motion passed unanimously.

### **B) Waiver request for a portion of the Golf Central capital project.**

Mr. Judson introduced and presented the request for approval for a waiver on the three bid requirement for a portion of the Golf Central capital project. Mr. McCash asked for a motion to approve the proposed waiver request.

Director Morris motioned to approve the proposed waiver request for a portion of the Golf Central capital project, seconded by Director Hatcher.

Chairperson Brooks presented the proposed waiver request for discussion.

The motion passed unanimously.

### **C) Waiver request for the Country Club boilers project**

Mr. Judson introduced and presented the request for approval for a waiver on the three bid requirement for the Country Club boiler project. He stated that though four bids were sought, only two were returned. One company declined due to a prior two-year project obligation and the other no longer has a licensed boiler mechanic. He said that the lower of the two bids was chosen, at a cost of \$51,495, and that after additional components, they are confident that the project will come in at, or under, the \$70,000 approved amount.

Director Hart asked why we are not seeking a third bid. Mr. Taggart replied that boiler work is very specific and there are only certain companies that do it. He added that there are only four companies in the area that do this work, that bids were sought from all of them, and two declined.

Chairman Brooks motioned to approve the waiver, seconded by Director Portillo.

Mr. McCash presented the proposed waiver request for discussion.

Director Davis asked if the new boilers will be of adequate size to support future renovations to the Country Club. Mr. Judson replied that renovations will not change the scope of the building, so, yes they will be adequate.

The motion passed unanimously.

**D) University of Arkansas Bass Fishing tournament**

Mr. Judson introduced a waiver request to allow the outside use of Lake Loch Lomond for the University of Arkansas' bass fishing tournament.

Director Nuttall motioned, seconded by Vice Chairperson Stratton.

The motion passed unanimously.

**XI. ANNOUNCEMENTS**

- A) Chairperson Brooks announced the resignation of Director Brad Morris and presented him with a certificate in appreciation of his service on the Board.
- B) COO/Board Meeting – Thursday, September 1st at 2:30 p.m. in the Country Club Board Meeting Room. (This is a closed discussion meeting).
- C) Board of Directors Work Session – Thursday, September 8th at 8:00 a.m. in the Country Club Board Meeting Room.
- D) Board of Directors Regular Meeting – Thursday, September 15th at 6:30 p.m. in the Country Club Board Meeting Room.

**XII. ADJOURNMENT**

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

Submitted:

Approved:

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Amy Fader, Corporate Secretary

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Bob Brooks, POA Chairperson