

**BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**October 20, 2016 ° 6:30 P.M. ° BELLA VISTA COUNTRY CLUB**

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

**BOARD MEMBERS VIA TELEPHONE:** Director Andrew Davis

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

**I. CALL TO ORDER**

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

**II. PLEDGE OF ALLEGIANCE**

**III. INVOCATION**

Reverend Fred Schapp from the *Bella Vista Lutheran Church* 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 September 8<sup>th</sup>, Board Work Session Meeting.

Director Hatcher moved the approval of the minutes, seconded by Director Stratton. Chairperson Brooks presented the minutes for discussion. There was none.

The motion passed unanimously.

Chairperson Brooks asked for a motion to approve the minutes of the September 15<sup>th</sup>, Regular Board Meeting.

Director Nuttall moved the approval of the minutes, seconded by Director Portillo. Chairperson Brooks presented the minutes for discussion. There was none.

The motion passed unanimously.

**VI. EMPLOYEE RECOGNITION – CELEBRATING SUCCESS**

Cindy Bassett, Director of Human Resources, introduced the Scotsdale maintenance crew to be recognized for the Celebrating Success Program. The recognized employees included Larry Shepherd, Kenny Hicks, Terry Henson, Claude Deakins, Garry Fletcher, Larry Hall, Wyatt Gibbons, and Brian Hackfield. Mrs. Bassett and Mr. Judson congratulated the crew on their job renovating the Scotsdale golf course and the Grand Opening's success. Mr. Judson also recognized Keith Ihms, Director of Golf Maintenance.

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

Treasurer Dwain Mitchell gave a report on the year-to-date financial reports for September 2016. (Financial Reports are available at <https://bellavistapoa.com/about-us/financial-reporting/>)

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

Chairperson Bob Brooks reviewed the open forum comments made at the previous Board meeting. Mr. Judson responded to the question regarding the property tax for the ARKMO land. He stated the Arkansas taxes are \$225.49 and the Missouri taxes are \$391.60 annually. The land is leased to a farmer for \$3,000 a year, accounting for a net positive of roughly \$2400.

Chairperson Brooks referenced an individual's previous open forum comments, however, he stated due to the legal action the individual has taken against the Association, the Board would delay responses to the individual's comments until the judicial process has been completed.

## **IX. OPEN FORUM**

Loretta Gallagher, 27 Basildon Circle, presented statistics that she believes support the assessment increase. She reported her findings regarding the cost of living increase from the year 2000, to present day. Ms. Gallagher claimed that it is not well publicized that the Association is part of Bella Vista's government. She claimed many people do not understand the necessity of the POA and the reason for the assessments. Ms. Gallagher reiterated her belief that there should be more positive advertisements in the Village and more information shared regarding how the Village operates. Ms. Gallagher concluded with her opinion that the slogan "POA Go Away" is negative advertising.

Lynn Golbeck, 7 Aycock Lane, expressed her concerns stating that the coupon that allows an individual to golf for \$25.00 should be in the Weekly Vista paper, not only in the NWADG paper. Ms. Golbeck stated the members should be given the same opportunities to receive available discounts.

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

Director Nuttall reported on behalf of the Golf JAC. He stated, according to the report from Lakes and Fisheries Superintendent Rick Echols, approximately 3,750 Crappies were moved to Lake Brittany, and another 3,750 Crappies, as well as 100 Walleyes, were moved to Lake Avalon. Director Nuttall reported on the Loch Lomond Dock project. The dock has to be reengineered in order for the ramp to meet ADA standards. The project is being done by Dave's Dock Services. The Fly Tiers and the Lakes Committee are working together on a kids free fishing weekend set for June 2017. Kids will be allowed to fish Lake Avalon for free and will not be required to have a fishing license. Director Nuttall affirmed that the restroom facilities at the lakes will be closing in the coming weeks for the winter months. Director Nuttall reported on the University of Arkansas' fishing qualification tournament at Loch Lomond. Director Nuttall concluded that the Lakes Committee has moved their next meeting to November 30, 2016. This meeting will be a combination of the Committee's November and December meeting.

Director Nuttall also reported on behalf of the Recreation JAC. Director Nuttall stated there were no anomalies in the Recreation amenity report. Judy Griffin is working with Mercy to do a Community Garden. Mercy will be donating part of their Community Garden space to the Association in order for the Association to test the interest in a Community Garden. Director Nuttall reported the Association will test camping at Blowing Springs in the coming weekend. He added that four benches for the Branchwood Trail and three benches for the Lake Windsor Dam have been ordered. Upcoming events include the Halloween Boo Bash, the Mixed Doubles Tennis Tournament, and the International Mountain Biking Association World Summit. Director Nuttall concluded with the next meeting announcement for the Recreation Committee to be held on November 14<sup>th</sup>, at 4:00 P.M. in the Country Club Board room.

Director Hatcher reported on behalf of the Golf JAC. According to reports from Director of Golf Operations Phillip Wright, 17,000 email addresses have been gathered. She recounted a report given by Darryl Muldoon, that the Adams Tour event has been locked in and will take place on May 22 through May 25, at the Highlands golf course. Director Hatcher stated that implementation of the Bella Vista Cup Tournament is underway. The proposed tournament would include rounds at all six

golf courses with a final match play event at the end of the year. In regards to the Audubon certification, Director Hatcher stated the Association's courses received the first certification. There are a total of five certifications. Director Hatcher recounted Director of Golf Maintenance, Keith Ihms' report from the Committee's meeting, stating that as temperatures drop toward 35 degrees, the greens at Scotsdale will be covered. Director Hatcher reported on the pins for Play It Forward, the upcoming Veterans Day Tournament, and concluded with the announcement that the next Golf JAC meeting will be held at 8:30 A.M. at the Country Club, on November 9<sup>th</sup>. The Golf JAC will meet at 8:30 A.M. during the winter months.

Mr. Judson reported on behalf of the Young Residents Committee. He stated there will be a test run of family directed exercise classes, in conjunction with child care services, at Riordan in January. Mr. Judson stated the Young Residents Committee had an update on the Back 40 Trails, and focused on future goals and issues they would like to take on as a committee.

## **XI. OLD BUSINESS**

## **XII. NEW BUSINESS**

### **A) VOTE ON POA OWNED LOTS**

Chairperson Brooks asked the Board if they would entertain a motion regarding Association owned lots. Director Brooks stated the Association owns 668 lots in good standing. Director Brooks made a motion for the Association to vote all 668 lots yes on question one and yes on question two.

Director Nuttall seconded the motion.

Chairperson Brooks presented the motion for discussion. Director Laury discussed his belief that the actions of the Board are intended to be in the best interest of the community. He recounted previous open forum comments made by Mr. Jim Parsons and referenced the Board's ethical policy (Policy 1.10, Section II. a).

Director Laury expressed that if the Board is acting on behalf of the community and recognizes the necessity of an assessment increase, then a vote in favor of the proposals is the obligation of the Board, and therefore he fully supports the motion.

Vice Chairperson Stratton stated that according to the Declaration, every lot is a vote and every lot is entitled to a vote. He commented that the lots in question are owned by the Property Owner's Association and agreed with Director Laury that it is the Board of Director's responsibility to represent the best interest of the members.

Director Hart confirmed the legality of the vote with the Association's General Counsel, Mr. McCash.

The motion passed unanimously.

### **B) CHANGES TO POLICIES 1.01, 1.02, 1.03, 1.03.1, AND 1.03.2**

Mr. Judson presented the first reading of the proposed changes to Policies 1.01, 1.02, 1.03, 1.03.1, and 1.03.2. Mr. Judson stated these changes would modernize the policies and ensure the uniform usage of terms throughout the Governing Documents.

Director Laury moved for the approval of the motion. Director Nuttall seconded the motion. Chairperson Brooks presented the motion for discussion. Director Laury stated the Rules and Regulations Committee has reviewed the changes and supports the approval of the changes.

The motion passed unanimously.

**C) APPOINTMENT OF CORPORATE SECRETARY**

Mr. Judson proposed the approval of Ms. Kyndall Ardoin to be the new Corporate Secretary, replacing the temporary Corporate Secretary, Ms. Amy Fader. Director Nuttall moved the approval of the motion. Director Hatcher seconded the motion.

The motion passed unanimously.

**XI. ANNOUNCEMENTS**

- A) COO/Board Meeting – Thursday, November 3rd at 2:30 p.m. in the Country Club Board Meeting Room. (This is a closed discussion meeting).
- B) Board of Directors Work Session – Thursday, November 10<sup>th</sup> at 8:00 a.m. in the Country Club Board Meeting Room.
- C) Board of Directors Regular Meeting – Thursday, November 17<sup>th</sup> at 6:30 p.m. in the Country Club Board Meeting Room.
- D) Director Laury moved the Rules and Regulations committee meeting from November 7<sup>th</sup> to November 14<sup>th</sup>.

**XII. ADJOURNMENT**

Chairperson Brooks adjourned the meeting at 7:30 p.m.

Submitted:

Approved:

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Kyndall Ardoin, Corporate Secretary

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Bob Brooks, POA Chairperson