

BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
November 17, 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, Joshua Hart and Andrew Davis

BOARD MEMBERS VIA TELEPHONE: None

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 Kyndall Ardoin.

I. CALL TO ORDER

Chairperson Brooks called the meeting to order at 6:31 p.m. There were three members in attendance, as well as one media representative.

II. PLEDGE OF ALLEGIANCE

III. INVOCATION

Pastor Mark Voll from the *Village Bible 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 October 16th, Board Work Session Meeting.

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

The motion passed unanimously.

Chairperson Brooks asked for a motion to approve the minutes of the October 20th, Regular Board Meeting.

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

The motion passed unanimously.

Chairperson Brooks asked for a motion to approve the minutes of the November 1st, Board Special Session Meeting.

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

The motion passed unanimously.

Chairperson Brooks asked for a motion to approve the minutes of the November 2nd, Board Special Session Meeting.

Vice Chairperson Stratton moved the approval of the minutes, seconded by Director Laury. Chairperson Brooks presented the minutes for discussion. There were none.

The motion passed unanimously.

VI. EMPLOYEE RECOGNITION – CELEBRATING SUCCESS

Cindy Bassett, Director of Human Resources, introduced the Association's winners of the Celebrating Success program. Ms. Pat Harper in Accounting, along with Ms. Susan Roper, Ms. Marian Reynolds, Ms. Rebecca Smith, and Ms. Kim Schroeder from Collections.

VII. FINANCIAL REPORT BY DWAIN MITCHELL, TREASURER

Treasurer Dwain Mitchell gave a report on the year-to-date financial reports for October 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. Chairperson Brooks referred the operational question regarding coupons in the Weekly Vista to Mr. Judson. Mr. Judson stated the coupons in the NWA Gazette are targeted toward non-peak time players and that the membership receives discounts during peak times. Mr. Judson explained these coupons are in effect to increase rounds.

IX. OPEN FORUM

Jim Parsons, 29 Duvall Lane, asked the Board if they had completed the appropriate steps to adopt the Arkansas Nonprofit Corporation Act of 1993 in regards to electronic ballots. Mr. Parsons stated in his understanding that if the Board has not done so, then the Board is thus subject to the authority of the Arkansas Nonprofit Corporation Act of 1963. Mr. McCash referenced ACA 4-28-212 (b) which states: On such other matters as may be subject to vote of the members, the voting right shall be as provided in the articles of incorporation or bylaws. Mr. McCash stated the bylaws had been changed to allow electronic voting.

X. JOINT ADVISORY COMMITTEE REPORTS

The Lakes JAC had no report. The Lakes Committee will meet on November 30th. This meeting will be a combination of their November and December meeting.

Judy Griffin reported on behalf of the Recreation JAC. Mrs. Griffin's report included the interest in a dog park on the East side of Bella Vista, the renovation of the Branchwood parking lot, and the inclusion of a Bocce Ball court at Branchwood in the 2017 budget. Also, Mercy Hospital has sponsored a 20' by 3' garden bed for the Association to test the interest in a community garden. The first trial of primitive camp sites at Blowing Springs included 10 to 12 campers. The Loch Lomond trail has been resurfaced and resealed. There have been modifications to the operating hours of Riordan Hall and Branchwood to better accommodate working individuals. These facilities are now open until 9 P.M. versus 8 P.M. Mrs. Griffin concluded with the announcement of the Special Guest Day at the recreational facilities on the Friday after Thanksgiving in which any member may bring up to two guests free of charge.

Mrs. Susan Nuttall reported on behalf of the Golf JAC. She reported on the success of the Veteran's Day tournament in which an approximate sum of \$3500 was raised for the Veteran's Hospital in Fayetteville. The Association's IT Department has allowed booking online tee times up to 10 days in advance. The committee is discussing a new policy that would limit the number of carts to be used in a single group. Also, the Scotsdale project came in under budget and play remains strong at the course. Mrs. Nuttall stated that Golf Operations and the committee are going to review the tournament schedule for next year and eliminate any stale tournaments. In conclusion, the committee is going to lose 3 members at the end of December; Chairperson Jake Grasmick, Secretary Harris

McKee, and Kirk Van De Walle. The December meeting for the committee is canceled. The next Golf JAC meeting will be in January.

Director Davis 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. The committee is collaborating with the City in regards to information sharing between the City and the Association. The committee also addressed the issue of the scheduled times of the Board and committee meetings.

XI. OLD BUSINESS

A) CHANGES TO POLICIES 1.01, 1.02, 1.03, 1.03.1, AND 1.03.2

Mr. Judson presented the second and final 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. Mr. McCash 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.

XII. NEW BUSINESS

A) APPROVAL TO APPLY FOR A PRIVATE CLUB PERMIT FOR THE KINGSDALE TENNIS FACILITY

Mr. Judson stated the Association has a resolution to apply for a Private Club permit for the Kingsdale tennis facility. The permit would allow for the sale of alcohol at the facility. Director Laury asked Mr. McCash if the Association could acquire a permit that is not site specific. Mr. McCash stated the Alcohol Commission does not allow such a permit.

Mr. McCash asked for a motion to approve the proposal. Chairperson Brooks motioned to approve, seconded by Director Hatcher. Mr. McCash presented the motion for discussion. Director Hatcher asked where the boundaries for the license would be set, more specifically if the license could be used at Riordan. Mr. McCash clarified the license would be specific to the Kingsdale Tennis Facility. Director Davis inquired on any liabilities that the Association would need to carry with the license. Mr. McCash stated that the Association currently has 4 permitted locations and that he has been in contact with the Association's liability carrier. Director Hart inquired on the profitability of the permit. Mr. Judson stated that it would be a combination of both a service to the members and a small increase to profits.

The motion passed unanimously.

B) THREE BID WAIVER REQUEST FOR PROPANE SERVICE

The Association Staff contacted four regional companies to receive bids for the service, however, only two provided a bid. The lowest bidder has been selected. Mr. Judson stated the Association would need a Board vote to grant management the waiver.

Director Laury moved for the approval of the motion, seconded by Director Hart. Mr. McCash presented the motion for discussion. Director Laury clarified the reasoning of the waiver request.

The motion passed unanimously.

C) SCOTSDALE CAPITAL BUDGET RECAP

Mr. Judson stated the Scotsdale project which included; the renovation of the greens, the addition of bunkers, cart paths, designing and renovation of the pro shop, and a portion of the wayfinding signage to be installed, came in under budget by \$17,400.

XI. ANNOUNCEMENTS

A) COO/Board Meeting – Thursday, December 1st 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, December 8th at **6:00 p.m. at Riordan Hall.** The budget for 2017 will be presented to the membership.

C) Board of Directors Regular Meeting – Thursday, December 15th at 6:30 p.m. in the Country Club Board Meeting Room.

XII. ADJOURNMENT

Chairperson Brooks adjourned the meeting at 7:23 p.m.

Submitted:

Approved:

Kyndall Ardoin, Corporate Secretary

Bob Brooks, POA Chairperson