Call to Order
Pledge of Allegiance & Invocation
Pastor Mark Voll, Village Bible Church
Approval of 2016 Annual Meeting Minutes
Introductions

Board Members: Chairperson Bob Brooks, Vice Chairperson Ron Stratton, Ruth Hatcher, Bruce Portillo, John Nuttall, Josh Hart, Andrew Davis, and Patrick Laury.

POA Officers: Tom Judson, President; Dwain Mitchell, Vice President and Treasurer; Kyndall Ardoin, Corporate Secretary

POA General Counsel: Doug McCash

Auditing Firm: Ann Gearity and Mark Lundy of BKD CPA’s & Advisors
Treasurer’s Report
Dwain Mitchell
2016 Financial Statements

Auditors Issued an Unqualified Opinion

“Clean” or “Favorable” Audit
The following is a graphical representation of the BKD Audited Financial Statements

The full audited financial statements, the auditors report and the notes, are available for viewing on the POA web site
Current Assets decreased ($2.1 million)
CD’s moving to Long Term Investments & Use of CD’s
Investments Increased $1.3 million
CD’s moving to Long Term Investments
Balance Sheet - Assets $000's

Property and Equipment net of accumulated depreciation - Flat
Total assets decreased $741k
Current Liabilities- Flat
- Accrued Expenses decreased ($764k) PTO Benefit Program
- Prepayments of Members’ Assessments increased $472k
- Accounts Payable increased $141k
- Water Bond Payable increased $120k
Long Term Bond Payable decreased ($573k)
Principal on Water Bond
Members’ Equity - decreased ($82k) Net loss
Total Liabilities and Members’ Equity decreased ($741k)
2016 Revenue $23.5 million
Compared with $22.4 in 2015
2016 Expenses $23.6 million
Compared with $21.8 in 2015
<table>
<thead>
<tr>
<th>Major Expense Changes</th>
<th>Amt ($000's)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Labor Across Divisions</td>
<td>$325</td>
</tr>
<tr>
<td>Water Rebates Issued To Members</td>
<td>$265</td>
</tr>
<tr>
<td>U of A Water Study</td>
<td>$200</td>
</tr>
<tr>
<td>ADA Expense</td>
<td>$160</td>
</tr>
<tr>
<td>Floods</td>
<td>$90</td>
</tr>
<tr>
<td>Major Changes '15 to '16</td>
<td>$1,040</td>
</tr>
<tr>
<td>COGS &amp; Depreciation</td>
<td>$367</td>
</tr>
<tr>
<td>Total Before Other Budget Changes &amp; Inflation</td>
<td>$1,407</td>
</tr>
</tbody>
</table>
2016 Net Loss ($82k)
Significant Accomplishments
Since the Last Annual Meeting
Bob Brooks, Board Chairperson
- **Clubhouses**
  - Lakepoint Restaurant and Event Center (Soon)
  - Highlands (Opening at the end of May)
- **Golf Operations and Golf Course Maintenance**
  - Scotsdale
    - Golf Course Greens
    - Bunker Renovations
    - Clubhouse Renovation
  - Country Club Bunker Renovation
- **Recreation**
  - Branchwood Park and Trail – Phase 1
  - Blowing Springs – New Primitive Camping
  - Metfield Mountain Bike Skills Park – Funded through the Walton Family Foundation
  - Back 40 Trails – Funded through the Walton Family Foundation
Continued:

- **Lakes**
  - Loch Lomond Fishing Dock (Contributions received from the Fly Tyers)
  - Gun Range Facility Improvements (To be completed in June)

- **Water Utility**
  - New water utility building (To be completed in June)
  - University of Arkansas Study on the Expected Life of our Pipes
Projects currently underway or soon to be underway

- Country Club Renovation and Restaurant (Fall)
- Branchwood
  - Parking Lot Expansion (Summer)
  - Building Expansion (Plans currently under development)
- Lake Avalon Beach Project (Spring 2018)
- Blowing Springs Trail Restrooms/Showers (August)
- Metfield Park Restrooms (August)
- Cart Path Renovation
  - Highlands (June)
  - Metfield (June)
- Scotsdale Driving Range (August)
At the Board meeting this Thursday, there will be a discussion regarding the extensive damage sustained at Berksdale.

Summary:

- Course sustained $500,000 in damage.
- Even if the repairs are made, the course will probably sustain additional damage every time the course floods.
- A hydrological study will be conducted on all three courses located in the flood zone (Berksdale, Kingswood and the Country Club).
- Once the study has been completed, the Board will make a decision based upon the facts of the situation.
At the Board meeting this Thursday, there will be a vote regarding the purchase of 14 parcels from Cooper Communities, Inc.

Summary:
- Cooper owns 14 parcels with critical POA infrastructure.
  - Tanyard Creek Park
  - Loch Lomond Park
  - Granton Park
  - Three Quarters of the large parking lot at Kingsdale.
  - Portions of Scotsdale and Metfield Golf Courses
- All 14 parcels are under lease, with all but one expiring at the end of this year.
- An appraisal was conducted on the 14 parcels and the fair market value was determined to be $2,646,500.
- This purchase would preserve the future of these critical parks and infrastructure.
Coffee and Questions

2nd Tuesday of the month at 10:00am at Riordan Hall
4th Tuesday of the month at 5:00pm at Riordan Hall
(No meeting this month on the 5/23)

I can also be reached at (479) 855-5010 and tomj@bvvpoa.com
Introduction of the Elections Committee

Bob Higgins
Elections Committee

Bob Higgins, Chairperson
Linda Messerli
Roberta Dale
Election Results

<table>
<thead>
<tr>
<th>Candidates</th>
<th>Votes For</th>
<th>Results</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ruth Hatcher</td>
<td>4901</td>
<td>ELECTED</td>
</tr>
<tr>
<td>Jim Abrahamson</td>
<td>4918</td>
<td>ELECTED</td>
</tr>
<tr>
<td>Williams S. Barr</td>
<td>4678</td>
<td></td>
</tr>
<tr>
<td>Hank Ott De Vries</td>
<td>2648</td>
<td></td>
</tr>
<tr>
<td>David Brandenburg</td>
<td>5008</td>
<td>ELECTED</td>
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Introduction of Newly Elected & Re-Elected Directors
Notice of the 52\textsuperscript{nd} Annual Meeting

May 15, 2018
Thank you

The Board of Directors would like to acknowledge the time and commitment of our committee members and community volunteers which help make Bella Vista so special.
Open Forum
Comments limited to three minutes.
Adjournment