

**BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING (WORK SESSION)  
JULY 9, 2015 ° 8:00 A.M. ° COUNTRY CLUB BOARD MEETING ROOM**

**BOARD MEMBERS PRESENT:** Chairperson Bob Brooks, Vice Chairperson Brad Morris, Directors Joshua Hart, Ruth Hatcher, and John Nuttall.

**BOARD MEMBERS ABSENT:** Directors Dave Barfield, Patrick Laury and Ron Stratton.

**OTHERS PRESENT:** President/General Manager Tommy Bailey, Director of Finance & Administration Dwain Mitchell, and Corporate Secretary Kathy Ferguson.

**I. CALL TO ORDER**

Chairperson Brooks called the meeting to order at 8:15 a.m.

**II. OPEN FORUM**

One member called attention to the article in the *Weekly Vista* yesterday, which addressed the issue of newcomers to Bella Vista not knowing about the governing documents.

**III. CLUBHOUSE RESTAURANTS UPDATE**

Mr. Bailey said there has been a delay in the hood completion at the Highlands restaurant, but said it should still be done by the end of the month. He said the lessee has now sold their business in Missouri, and they should be in Bella Vista next week to start working on opening the restaurant at the Highlands. The General Manager said the lessees are still working on obtaining their liquor license. He said they plan to open at the middle of August, but it will likely be without liquor availability.

The General Manager said regarding the Metfield project, the architect has submitted plans for review and the next step will be a request for proposal.

**IV. BRANCHWOOD POND STATUS**

Mr. Bailey said he was to meet with Alta Planning at the Branchwood pond yesterday to discuss the next steps with the pond, but said the meeting was canceled due to weather, and said they will reschedule the meeting for next week. He said the weather has also delayed the removal of the fish from the Branchwood pond.

Vice Chairperson Morris asked if we are going to get a truck and trailer to do the work at the Branchwood pond.

Mr. Bailey said we think we have found a truck but not a trailer.

Director Hatcher asked if we have the fill dirt for filling the pond.

Mr. Bailey said the free dirt we were to get from the City is not available, but said we have some other options we are looking at.

**V. COLLECTIONS REPORT**

Mr. Bailey said we don't have firm collection numbers yet because the June financials are not closed. He said we are seeing a rise in improved properties delinquencies. The General Manager said quarterly statements are going out this month to delinquent property owners. He said we have also started a more aggressive calling program to encourage people to pay.

Director Hart asked how long we wait to tell people of their delinquency status.

Mr. Mitchell said it is 90 days.

Director Hart said he thought that was too long.

Director Nuttall asked if there would be a way for people to pay extra assessments.

Mr. Bailey asked Mr. Mitchell to look into this.

Director Hatcher asked if there were any flooding problems at Scotsdale with all the recent rains.

Mr. Bailey said he has not noticed anything significant, but said he has a meeting next Tuesday with an engineer to look at the issue.

**VI. ANNOUNCEMENTS**

Chairperson Brooks recognized Kathy Ferguson for her 12 years of service with the Bella Vista Village Property Owners Association, as she will be leaving the POA on Friday.

**VII. ADJOURNMENT**

The meeting was adjourned at 8:35 a.m.