

**BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING (WORK SESSION)
OCTOBER 8, 2015 ° 11:30 A.M. ° COUNTRY CLUB BOARD MEETING ROOM**

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

BOARD MEMBERS ABSENT: None.

OTHERS PRESENT: Board Treasurer/Director of Finance & Administration Dwain Mitchell, and Corporate Secretary Genevieve Henderson.

I. CALL TO ORDER

Chairperson Brooks called the meeting to order at 11:30 a.m.

II. HIGHLANDS UPDATE

Chairperson Brooks reported that the Mason Dixon Café is going to have a soft opening on October 15th. The environmental office is assisting with the septic tank add-on, and they will allow the restaurant to open even before the septic tank issue is resolved. The POA sent in a commercial cleaner after we installed the new equipment. Once the commercial cleaners are done, it's up to the lessee to get the site ready for inspection.

Director Barfield addressed the false accusations and rumors that the POA was accused that we hadn't followed through with agreements made and assured everyone that the POA had done everything that we had promised to take care of.

Vice Chairperson Morris asked whether they will be offering liquor when they first open. Mr. Mitchell replied, "No," but that they will be advertising the liquor permit in the paper. They just can't offer liquor until they get official approval.

III. METFIELD UPDATE

Chairperson Brooks reported that we are preparing for the remodeling.

IV. BELLA VISTA NORTH & SOUTH SIGNS UPDATE

Chairperson Brooks reported that our crews are trenching the locations to provide for the electric wiring, and Mike Taggart hopes to have the electric completed by next week.

V. COX INTERNET PROBLEMS UPDATE

Chairperson Brooks reported that we've had a number of connection issues, but when the technicians show up to address the problem, the issue disappears. Our IT guys think they have it traced to one specific area.

VI. EMPLOYEE TRAINING UPDATE

Chairperson Brooks reported that we've had employee training this week hosted by Human Resources, which covered the topics of health and wellness and sexual harassment.

VII. BELLA VISTA FOUNDATION REPORT

Chairperson Brooks reported that he attended their monthly meeting this past Monday. This foundation had given away \$4,000 to local high school students for college scholarships. They are currently raising money to fund equipment for the trails and are looking for two or three new board members for next year.

Vice Chairperson Morris asked whether we had found any furnishings at the Yacht Club for the Highlands clubhouse. Chairperson Brooks replied that our employees had been so busy preparing the Highlands itself, that they hadn't had time to check out the Yacht Club. Vice Chairperson Morris asked whether we had unused furniture in the basement of the Country Clubhouse that could be used at the Highlands. Mr. Mitchell replied that we did not have any unused furniture in the Country Clubhouse.

VIII. BUDGET UPDATE

Mr. Mitchell reported on the projected 2016 budget.

Vice Chairperson Morris asked the Board to consider contracting with Total-E to outsource IT assistance to complete the Total-E project, rather than hire another full time IT employee in house.

Vice Chairperson Morris asked Mr. Mitchell whether we were going to receive any revenue from the new Verizon cell tower being installed by the Highlands. Mr. Mitchell replied that he wasn't aware of the new tower and would have to look into it.

Director Laury asked Mr. Mitchell to provide him with the itemization of income from "facility use fees."

Director Barfield asked Mr. Mitchell if we can move the expense of a \$30,000 half-ton extended cab truck to the water account, instead of expensing it to MAC. Mr. Mitchell replied that he would have to look into it.

Vice Chairperson Morris asked Mr. Mitchell if Scotsdale's hole #13 repair project is in this 2016 proposed budget. Mr. Mitchell said that the Scotsdale project is not in the 2016 proposed budget as he is still waiting on a cost projection for the project and it will be coming out of cash reserves anyway.

Director Barfield asked Mr. Mitchell to figure up how much water we have lost.

Director Laury asked Mr. Mitchell whether we had any program in place to encourage more bank draft payments, as opposed to credit card payments in an effort to reduce our credit card fees. Chairperson Brooks said that the credit card fee is such a small percentage that we haven't focused on this.

Vice Chairperson Morris said that he would like to know from Mr. Mitchell why the water supplies budget has continued to increase.

Director Laury asked Mr. Mitchell to ask Mike Taggart if the water department can purchase a Toyota Prius instead of a "Transit Connect Wagon Meter Reading" vehicle in order to save on fuel costs. Mr. Mitchell said that he would ask Mike Taggart.

Vice Chairperson Morris asked Mr. Mitchell to present descriptions on technical terms that the Board would not ordinarily be able to identify on the budget.

Vice Chairperson Morris asked Mr. Mitchell for some primary reasons as to why the simple cash flow from the water department went from \$1.2 million in 2013 to a \$200,000 projection for 2016. Mr. Mitchell said he would perform an analysis to answer his question.

IX. OPEN FORUM

Mr. Tony LiCausi is President of the Bella Vista Garden Club and requested that the POA consider buying and planting Bella Vista Daffodils at the clubhouses and golf courses. He proposes that we would need 12,000 bulbs which would probably cost \$8,000 to \$9,000. For the Branchwood Trail, he recommends Eastern Red Cedars to provide greenery during the winter months. He also noticed an absence of redbuds and dogwoods.

IX. ANNOUNCEMENTS

A) The next Board of Directors Regular Meeting will be held on Thursday, October 15, 2015, 6:30 p.m. in the Country Club Board Meeting Room.

X. ADJOURNMENT

The meeting was adjourned at 1:06 p.m.