

**BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING (WORK SESSION)
NOVEMBER 12, 2015 ° 8:00 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 8:03 a.m.

II. ADDITIONS/DELETIONS TO THE AGENDA

Chairperson Brooks announced that the “Security Gates” topic on the agenda would be removed from the agenda and discussed in a future meeting. He also said that he was adding a topic regarding the Porter Report handouts, a topic related to creating two golf committees, and a topic involving changes to the gun range fees.

III. PORTER REPORT

Chairperson Brooks reported that the Porter Report that he handed copies of to the Board was a report normally provided to new Board Directors which explains the POA’s tax exempt status and its limitations. He requested that the Directors review the report and become familiar with it.

IV. GOLF COMMITTEE CHANGES

Chairperson Brooks reported that he believes the Golf Committee needs to be divided into 2 committees to allow for separate focusing on golf operations and golf maintenance and requested that the Rules & Regulations Committee determine which if any policies the Board would need to revise to permit this change in committee structure.

V. UPDATES

Chairperson Brooks reported that the Branchwood Trail Project is three good weather days away from completing the filling of the pond and we have an agreement for contractors in circulation for approval from POA offices. The Metfield Renovation should be completed by the end of the year.

In regard to the Metfield remodel, and the opening of a new snack bar, Chairperson Brooks asked Mr. Mitchell whether we need to apply for an additional liquor license. Mr. Mitchell said yes and that we would apply for beer and wine only. All of the paperwork is in order and will be filed when more construction is done.

Chairperson Brooks reported that the North and South monument sign ribbon cutting has taken place and that the flag poles are now the responsibility of City Firemen.

Director Portillo reported a complaint in regards to the height of the flag pole. Director Hatcher said that the height of the pole was specifically chosen to reduce damage to the flag.

Director Barfield wants to talk to the City about putting a sign ordinance in place.

Chairperson Brooks reviewed the Trails Agreement. He said that signage should be consistent with the rest of the existing trails, but benches will be chosen by the POA. Director Barfield said that the board can vote to spend more if they choose. It was then noted that the Trails Agreement, and related maintenance agreement should be voted on at the Board meeting to be held on Thursday, November 19, 2015.

VI. PHOTO ID FOR CITY EMPLOYEES AND RENTERS

Director Barfield said we would not be giving City employees free photo ID cards. Director Nuttall proposed allowing City employees to purchase photo ID's individually, which would give them access to member amenities. Director Hatcher said that we do not give POA employees the same access. Director Barfield said we could consider giving POA employees the option of purchasing photo ID cards. Chairperson Brooks asked for the Rules and Regulations Committee to create a policy for City employee and POA employee photo ID cards.

Chairperson Brooks proposed a policy change in which Renters would be given a POA card for discounted use of amenities until the Declaration change goes into effect. He would like to send it to the Rules and Regulations Committee while he and Mr. Mitchell work on a separate fee schedule. He asked Ms. Henderson to ask Doug McCash whether voting privileges are a big enough differential element between Property Owners and Renters to keep the same fee schedule.

VII. SECURITY GATES

Chairperson Brooks asked the Directors to review the proposed budget which will be revisited in December with any questions or comments.

VIII. PROPOSED 2016 FEE CHANGES

Chairperson Brooks addressed reinstating the Stump Dump Fee in the amount of \$635 per lot, stating that it would be part of the building process and collected with the water meter fee.

Mr. Mitchell addressed reinstating the Property Search Report fee. He stated that there will be one research fee per transaction in the amount of \$50.

Chairperson Brooks addressed the proposal of eliminating the Tennis Punch Card and replacing it with an annual fee. He also addressed increasing the 2hr Court Fee Member Paper Card by \$1 and increasing the annual Tennis Pass by \$35.05.

Chairperson Brooks addressed the Golf proposals. He stated that the first issue is combining the Golf and Cart fee into one fee while keeping The Walker's fee and the Cart fee for annual Golf members the same. He stated that the Annual Private Cart fee for 1 rider would decrease to \$450, the Second Rider fee would increase to \$150, and the Pull Cart fee would be eliminated. Director Hatcher proposed to add an issue which would let children under the age of 18 play golf for free, if 2 annual passes are purchased within the household. Chairperson Brooks stated that the 2 p.m. fee would increase to \$27.51 and the 5 p.m. fee would increase to \$21.12. The proposed issues will be voted on, on Thursday.

Chairperson Brooks addressed the proposal to increase fees for the Gun Range in order to pay for a temporary facility and part-time employee to man the rifle and pistol range Friday, Saturday, and Sunday.

IX. OPEN FORUM

Mr. Jake Grasmick, the Golf JAC Chairman, suggested splitting the current committee so that it would include six people to concentrate on greens and six people to concentrate on operations. They would collectively meet monthly.

Ms. Linda Lloyd stated that the Bella Vista Mayor is not going to fund the Chamber of Commerce. She voiced building contractors' concerns that they have to pay the Stump Dump Fee while landscapers that use it more regularly, do not. She proposed having an annual fee for landscaping businesses. She voiced her concerns about the proposed fee for the Property Search Report, stating that there is already a \$150 title transfer fee which should cover the Property Search Report as well. Chairperson Brooks proposed that the \$50 Property Search Report fee, be applied to the \$150 title transfer fee if there is a closing transaction on the property.

Chairperson Brooks asked Ms. Lloyd about the POA's involvement with the Business Association. She said that they meet at Concordia on Tuesday mornings at 7:30. She proposed for the POA to host an evening meeting where the hosting business has the opportunity to speak on their behalf.

Director Laury reported that the Recreation Committee wants to propose a fee for teachers who use our facilities for lessons, in order to compensate for maintenance. Chairperson Brooks thinks that the cost of maintenance is incorporated in the normal cost of paying to use the amenities. Director Laury requested the Board to identify lists of issues/tasks for each JAC to accomplish yearly. Director Hatcher stated that they already receive this information in their orientation. Chairperson Brooks said that each JAC can compile a list to present to the Board for feedback. Director Laury reported that the Recreation Committee thinks the Board should give a list to the JAC's of accomplishments on the issues submitted from the previous year. He proposed a subcommittee of the Board to determine what to do in the future in regards to the Yacht Club. Chairperson Brooks requested that Director Laury put the proposal in writing to be readdressed in February.

X. RECESS

The Board took a ten minute recess.

XI. BUDGET REVIEW

Mr. Mitchell reported on the 2016 Budget. He stated that there are no dollar changes but there was an error made on page 9 of the Golf Lease, which has now been corrected on page 11, which will create a small revenue change. He confirmed that the \$30,000 for Tennis Court resurfacing for pickleball at Metfield is in the 2015 Budget and that the Board can approve for it to carry over into 2016.

Chairperson Brooks reported that the only expense the Board has discussed which is not accounted for in the Budget is the cost of converting all of the greens at Scotsdale to Bermuda Greens in order to cut next year's maintenance by \$30,000 and save greens maintenance expense annually. The \$173,000, plus contingency of \$30,000, cost will come out of cash reserves. He said that the final costs would be addressed in February or March as an addition to the budget when we have a better idea of positive actual revenue dollars. Approval needs to take place now for ordering the supplies and scheduling of the work to be completed. The change-out of the grass on the greens would need to happen in July, with the course reopening in September.

Director Stratton proposed to let children under the age of 18 play golf for free, if one annual pass is purchased in the household.

XII. ANNOUNCEMENTS

The next Board of Directors Regular Meeting will be held on Thursday, December 17, 2015, 6:30 p.m. in the Country Club Board Meeting Room.

The Board is comfortable with the Budget for voting.

Membership Services will open at the Water Works on December 1, 2015 which will give members the ability to take care of their business at either location.

XIII. ADJOURNMENT

The meeting was adjourned at 11:20 a.m.