

BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING (WORK SESSION)
December 10, 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 8:00 a.m.

II. ADDITIONS TO THE AGENDA

Chairperson Brooks said he was adding a Golf Committee update and a Kingswood and Scotsdale repair project update to the Agenda.

III. YEAR TO DATE PROFIT AND LOSS STATEMENT

Mr. Mitchell reported that we are projected to be \$314,000 better than budget for the year, stating that the variance is mostly due to labor expenses as we have not had a full staff. Chairperson Brooks stated that collections are down due to not having a full Legal department.

IV. METFIELD UPDATE

Chairperson Brooks reported that Mike Taggart's report, which he handed out to the Board, shows that Mr. Taggart does not think that the Metfield remodeling project will be done by the end of the year. Chairperson Brooks stated that Membership Services is functioning during the Metfield remodeling effort and reminded those present that the satellite office of Membership Services located at the Water & MAC building on Huntley road was not impacted by the remodel at Metfield.

V. BRANCHWOOD UPDATE

Director Nuttall reported that he did a walk-by of the project and observed heavy equipment in use as he observed the trail. Director Barfield requested a Community Garden and stated that he will contact Tony at the Garden Club to talk about installing 10 x 10 garden plots. The Board had no objection to investigating how the Garden Club might be able to assist in developing and maintaining a possible community garden on the Branchwood property. Mike Taggart will be made aware of the interest in incorporating a community garden at Branchwood.

VI. GOLF COMMITTEE UPDATE

Director Hatcher reported that the Golf Committee is requesting for there to be one fee schedule which lists all fees inclusive of applicable sales taxes. She reported that golf revenue is up while rounds are down. She stated that the price of green fees for 18 holes went up \$0.50 for those who pay for one round at a time. Mr. Mitchell will create a new fee schedule which will include taxes.

VII. KINGSWOOD UPDATE

Chairperson Brooks reported that the final phase of approval for the culvert replacement under the access road to the Kingswood golf maintenance building has been completed. He stated that we would start advertising for bids for the culvert replacement on January 3, 2016, with a bid submission deadline of January 20, 2016, and award on January 21, 2016, with the project completing by May 4, 2016. He confirmed that the permit process for this work is also complete.

VIII. SCOTSDALE SLOPE REPAIR

Chairperson Brooks reported that the engineering report has been completed, and we are in the permit application phase. He stated that the engineers gave us a figure of \$124,000 to complete the project but that some of the work will be done in house. If it is approved, construction will begin January 29, 2016 and be finished on March 21, 2016. Director Portillo proposed installing a debris barrier at the culvert opening. Chairperson Brooks said he would talk to Keith about it.

IX. SCOTSDALE GREENS AND TRAP RENOVATION

Chairperson Brooks reported that there is a bid in for the Bermuda Greens at Scotsdale in the amount of \$211,000, bringing the capital spending to \$1.3 million, which is within the \$1.5 million budget. He also proposed changing nine grass bunkers over to sand bunkers at the same time since the course will already be closed. He does not have an exact cost, but he said that Keith Ihms thinks it will be between \$8,000 and \$11,000 per bunker. He stated that there are funds available without having to use reserves. Chairperson Brooks will present it for a vote on Thursday.

X. DIRECTOR OF LAKES POSITION UPDATE

Chairperson Brooks announced that Richard Echols accepted the position of Director of Lakes and will begin his employment on January 4, 2016.

XI. OPEN FORUM

Mr. Patrick Brady of 4 Ipswich Drive asked the Board why he has to pay a fee of \$651 to use the seat in his friend's personal cart. He also asked why the fee for a private cart is only \$470 not \$651. Chairperson Brooks responded that the policies need to be standardized. Mr. Brady also asked if we can debit monthly for the annual cart fee. Chairperson Brooks confirmed that it is an option if you have an annual golf membership.

Ms. Linda Lloyd of 102 Fairway Drive asked why badminton nets were installed on the Metfield tennis courts. Chairperson Brooks stated that they are pickleball nets. Ms. Lloyd informed the Board that the old church building to the south of the Town Center has officially been leased to Goodwill for a term of ten years and that they will be adding another building. She also requested to receive ad posters. She addressed her concerns in regards to the tennis courts being closed for January due to lack of staff. Chairperson Brooks said he was unaware of any closure or staffing issues. Ms. Henderson will check with Clem Morgan on the situation.

XII. ANNOUNCEMENTS

A) 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.

XIII. ADJOURNMENT

The meeting was adjourned at 9:27 a.m.