

**BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING (WORK SESSION)  
July 14, 2016 ° 8:00 A.M. ° COUNTRY CLUB BOARD MEETING ROOM**

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

**BOARD MEMBERS ABSENT:** Director Andrew Davis.

**OTHERS PRESENT:** Chief Operating Officer Tom Judson, 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 7:59 a.m.

**II. ADDITIONS TO THE AGENDA**

Chairperson Brooks stated that he was adding an Assessment Increase topic to the Agenda.

**III. ASSESSMENT INCREASE**

Chairperson Brooks stated that he would be asking the Board to consider an Assessment Increase proposal at the Board of Directors Regular Meeting next Thursday. He stated that he would like to have all of the information regarding the proposal to the Board prior to the meeting and is close to having it in order. He asked for their patience, stating that he wants to have all of the information needed to answer any questions they may have.

**IV. POLICY 1.04**

Mr. Judson reported that there will be a second and final reading of the proposed change to Policy 1.04 at next week's Board meeting. He stated that the proposed change would convert the Young Residents Committee into a formal Joint Advisory Committee. He stated that at the meeting Tuesday night, he informed the committee that the second and final reading was approaching. He added that if it is approved, next week's email blast will include a notice soliciting additional volunteers for the committee.

Director Laury asked how many members are currently on the committee. Mr. Judson responded that there are currently four members on the committee, and that while it is a work in progress, he has given them flexibility on their numbers.

**V. POLICY 2.08**

Mr. Judson reported that there will be a first reading of the proposed Policy 2.08 at next week's Board meeting. He stated that the proposed trail use policy will mirror the City's ordinance on the same issue as closely as possible.

**VI. POLICY 6.02**

Mr. Judson reported that there will be a first reading of the proposed Policy 6.02 at next week's Board meeting. He stated that the proposed changes will modernize the Official POA Publication and Release of Information Policy. He stated that the existing policy has a lot of outdated terms and phrases, no references to Social Media, and has not been revised for 10 or 15 years. He added that General Counsel Doug McCash has made adjustments throughout the policy to uniform the language and terminology.

**VII. CHEMICAL STORAGE AND WASH RACK FOR CENTRAL GOLF MAINTENANCE**

Mr. Judson stated that he would not be distributing a handout as was indicated on the Agenda, reporting that Keith Ihms, Director of Golf Maintenance, was unable to attend the meeting. Mr. Judson stated that he does not have the final information, but the proposal is to move funds from reserve into a fully approved capital project. He added that the scope of the project has changed and that he will provide the final information to the Board by email when he receives it. He intends to bring the topic to the Board at next week's meeting. He reported that Ryan Engineering has been doing the work and is providing a professional estimate.

#### **VIII. APPOINTMENT OF ELECTION COMMITTEE**

Mr. Judson referred to Bylaws, Article VIII, Section 1, which states, "At the July Board meeting, the Chairman of the Board, with the approval of a majority of the Board, shall appoint members of the Election Committee, as necessary, to fill any open positions." He stated that he has spoken with Buddy Gray, who has volunteered to serve on the committee again, and added that the entire committee did a fantastic job with the last election. He reported that Mr. Gray is contacting each of the current committee members to see if they are interested in serving again.

#### **IX. RESOLUTION REGARDING ID CARDS**

Chairperson Brooks referred to a memo from himself to the Board of Directors, dated July 11, 2016, which states "In 2015, the fee to purchase an ID card was split into a two-tiered system, whereby unimproved property owners currently pay \$96 more for the purchase of their ID card compared to what improved property owners pay. The implementation of the two-tiered system has resulted in a significant drop off in usage of the amenities by unimproved property owners. Additionally, it has resulted in many unimproved property owners feeling as if they were 'second class' residents. I feel it is in the POA's best interest as a whole to return back to a single-tiered system in 2017. To be completely clear, the intent of this resolution is so both improved and unimproved property owners will pay \$35 to purchase an ID card in 2017." He asked the Board if they had any feedback.

The Board discussed the topic, and Director Morris asked to see data that reflects the change in the number of unimproved photo ID cards purchased over the past years. Mr. Judson said he will provide the information prior to next week's Board meeting.

#### **X. OPEN FORUM**

Ms. Linda Lloyd of 102 Fairway Drive notified the Board that when she searched for the Bella Vista POA through a search engine on the internet, it came up as Conference Center in Northwest Arkansas. Mr. Judson said he would look into the issue.

Ms. Lloyd commented on the two-tiered photo ID card pricing. She stated that her home is categorized as an unimproved lot because there is no water meter. She said that from her standpoint, if she is going to use the amenities, she should be required to pay the difference. She voiced her concern about potentially upsetting the improved property owners.

#### **XI. ANNOUNCEMENTS**

- A) The next Board of Directors Regular Meeting will be held on Thursday, July 21, 2016 at 6:30 p.m. in the Country Club Board Meeting Room.

#### **XII. ADJOURNMENT**

The meeting was adjourned at 8:19 a.m.