

BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING (WORK SESSION)
August 11, 2016 ° 8:00 A.M. ° COUNTRY CLUB BOARD MEETING ROOM

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

BOARD MEMBERS ABSENT: Chairperson Bob Brooks.

OTHERS PRESENT: Chief Operating Officer Tom Judson, Board Treasurer/Director of Finance & Administration Dwain Mitchell, General Council Doug McCash, and Corporate Secretary Genevieve Henderson.

I. CALL TO ORDER

Vice Chairperson Stratton called the meeting to order at 8:01 a.m.

II. POLICY 2.08

Mr. Judson referred to the proposed Policy 2.08, stating that the proposed trail use policy will mirror the City's ordinance on the same issue. He reported that the Rules and Regulations Committee reviewed the proposed policy and had no additional changes. There will be a second and final reading at next week's Board meeting.

Director Hatcher asked if the policy applies only to the joint trails the POA has with the City. Mr. Judson replied that the Policy applies to all trails in Bella Vista, which provides continuity when patrolling their usage.

III. POLICY 6.02

Mr. Judson reported that there will be a second and final 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 reported that the Rules and Regulations Committee reviewed the proposed policy and had no additional changes.

IV. BYLAWS CHANGES

Mr. Judson reported that there will be a first reading of the proposed Bylaws changes at next week's Board meeting. He stated that the proposed changes will modernize the Bylaws and ensure the uniform usage of terms throughout the governing documents.

Mr. McCash reported that he reviewed the documents with the Rules and Regulations Committee. He stated that there were a couple of changes discussed, which he has incorporated into the current document. He added that the Rules and Regulations Committee approves moving forward with the document.

V. WAIVER REQUEST FOR A PORTION OF THE GOLF CENTRAL CAPITAL PROJECT

Mr. Judson reported that the Board approved the Golf Central Capital Project last month. He stated that the total project cost that was approved by the Board is \$384,500. He stated that this amount is not changing, but there has been a change in scope within the project. He stated that when reviewing the project, the change in scope increased the fee for Ryan Engineering from \$22,450 to \$34,500, putting it over the \$25,000 threshold which requires 3 bids. He stated that originally, Ryan Engineering was selected because they are professionals in this specific field. He stated that there will be a 3 bid waiver request for the work at next week's Board meeting.

Director Laury asked what the change in scope was. Mr. Judson replied that the project changed from modifying an existing building, to constructing a new building. He added that Ryan Engineering analyzed every chemical and fertilizer to determine what type of storage would be needed for each.

VI. OPEN FORUM

Mr. Bob Gromatka Chairman of the Northwest Arkansas Regional Sectional Bridge Tournament, which is being held at Riordan Hall next week, distributed a flyer for the tournament to the Board for their reference. He thanked the POA Marketing Department for their participation in the tournament meetings, stating that he hopes to continue the relationship in the future to help market Bella Vista in the Four State area. He invited the Board to the tournament.

Mr. Stephen McKee of 3 Tiree Place thanked everyone involved for the efforts and hard work that has gone into the Rejuvenation Plan. He distributed handouts to the Board and stated that he agrees with the proposal, but believes that it should be funded in other ways. Mr. Judson responded that he disagrees, stating that the Rejuvenation Plan is a five-year plan and the Board will not be seeking additional assessment increases during this time. Vice Chairperson Stratton said that the Board would review the information included in the handout, but his initial impression was that his analysis was wrong.

VII. ANNOUNCEMENTS

- A) The next Board of Directors Regular Meeting will be held on Thursday, August 18, 2016 at 6:30 p.m. in the Country Club Board Meeting Room.

VIII. ADJOURNMENT

The meeting was adjourned at 8:18 a.m.