

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

BOARD MEMBERS PRESENT: Chairperson Bob Brooks, Vice Chairperson Ron Stratton, Directors Joshua Hart, Ruth Hatcher, Brad Morris, Bruce Portillo, and Andrew Davis.

BOARD MEMBERS ABSENT: Directors Patrick Laury and John Nuttall.

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

I. CALL TO ORDER

Chairperson Brooks called the meeting to order at 8:00 a.m.

II. BYLAWS CHANGES

Mr. Judson reported that there will be a second and final reading of the proposed Bylaws changes, which will modernize the Bylaws and ensure the uniform usage of terms throughout the governing documents, at next week's Board meeting. He stated that there have been no additional changes made to the document since it was previously presented. Chairperson Brooks asked the Board if there were any additional adjustments. Director Davis referred to the last page, IN WITNESS WHEREOF, noting that his name is not listed as a member of the Board. Mr. McCash stated that it will be changed to reflect current Board membership along with the date of when the final reading will occur. There were no additional adjustments.

III. APPOINTMENT OF A TEMPORARY CORPORATE SECRETARY

Mr. Judson stated that with the departure of Ms. Henderson, there needs to be a temporary Corporate Secretary named. He stated that management is requesting the appointment of Amy Fader as temporary Corporate Secretary. He reported that a new Administrative Assistant was hired yesterday, and will start in two weeks. He added that the individual has a Bachelor's Degree from the University of Arizona, an MBA from Louisiana State University, and was a member of the Golf team.

IV. OPEN FORUM

Ms. Tonya Bingham stated that she has not been to a meeting in two years and came to see how the process is working. She added that she began attending Board meetings four years ago with the intention of turning the POA around. She said that the meetings instead, turned her around by educating her on all the things that the POA does.

Director Portillo reported that he has had members ask about potential work on the cart paths. Mr. Judson stated that because fuel prices are so low, driving the price of asphalt down, he plans to budget for more improvements to the cart paths in the coming year to take advantage of the rates.

Mr. Judson reported that 10.9% of the election ballots have been submitted, adding that most of these votes were online. He stated that the election call center volunteers have made approximately 9,500 calls.

Director Hatcher asked how the current election's numbers compare to the last election's numbers. Mr. Judson responded that we are seven days into the current election with 10.9% of the ballots returned. The last election was held in April and after eleven days, only 7.4% of the ballots had

been returned. He added that the last election finished with 28.7% of the ballots returned, and that though we are well ahead of the last election, it is difficult to compare since we did not reach quorum. He stated that though we know the percentage of votes that have been cast, no one knows how the votes were cast.

Director Morris asked how the timing of the Lakepoint renovation was coming. Mr. Judson said that demolition will start next week. He reported that there are thirteen events under contract and the first year's pro forma was only ten. The Board discussed the topic.

V. ANNOUNCEMENTS

- A) The next Board of Directors Regular Meeting will be held on Thursday, September 15, 2016 at 6:30 p.m. in the Country Club Board Meeting Room.

VI. ADJOURNMENT

The meeting was adjourned at 8:27 a.m.