

**BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING (WORK SESSION)**  
**October 13, 2016 ° 8:00 A.M. ° COUNTRY CLUB BOARD MEETING ROOM**

**BOARD MEMBERS PRESENT:** Directors Joshua Hart, Ruth Hatcher, Bruce Portillo, Patrick Laury, John Nuttall, and Andrew Davis.

**BOARD MEMBERS ABSENT:** Chairperson Bob Brooks and Vice Chairperson Ron Stratton.

**OTHERS PRESENT:** Chief Operating Officer Tom Judson, Board Treasurer/Director of Finance & Administration Dwain Mitchell, General Council Doug McCash, and Administrative Assistant Kyndall Ardoin.

**I. CALL TO ORDER**

Director Hatcher called the meeting to order at 8:07 a.m.

**II. CHANGES TO POLICIES 1.01, 1.02, 1.03, 1.03.1, AND 1.03.2**

Mr. Judson presented the proposed changes to Policies 1.01, 1.02, 1.03, 1.03.1, and 1.03.2, stating that the proposed changes will modernize the policies and ensure the uniform usage of terms throughout the governing documents. He reported that there will be a first reading at next week's Board meeting. He added that the Rules and Regulations Committee reviewed the policies earlier in the week and there were a few additional changes. Mr. McCash has made these revisions and they are reflected in the copy provided.

Director Laury reviewed the proposed changes to the policies, clarifying verbiage throughout the documents. He reported that the Rules and Regulations Committee recommends the approval of the proposed policy changes.

**III. APPOINTMENT OF CORPORATE SECRETARY**

Mr. Judson stated that Amy Fader has been serving as temporary Corporate Secretary, but Kyndall Ardoin has begun working as his new Administrative Assistant and will be taking the role permanently. Management recommends the approval of Ms. Ardoin as Corporate Secretary and a vote will be taken at next week's Board meeting. Mr. Judson stated that the date of October 19, 2016 is incorrect and should read October 20, 2016. He will make the adjustment for the next meeting.

**IV. DISCUSSION ON THE CONTENT OF THE MONTHLY FINANCIAL PRESENTATION**

Mr. Judson introduced the topic, stating there was a request to simplify the overhead financial presentation given at the Regular Monthly Board meeting. He stated that detailed financial information is always available on the POA website for members. He referred to August's original presentation and a revised presentation of August's financials, both prepared by Mr. Mitchell. Mr. Judson reviewed the revised presentation, highlighting the changes. He stated that the presentation will compare year-to-date actuals to the budget, as well as to prior-year actuals.

Director Hatcher recommended adjusting the scale of the graphs to show a larger range which will better reflect variances.

The Board discussed the topic of presenting the POA's investment income to reflect both, funds which are available to the POA, and funds which are not.

Director Nuttall recommended reporting more details in regards to Other Income and Facility Use Fees.

**V. OPEN FORUM**

Ms. Jenny Sombrandt of 9 Kipling Circle, stated the Board members should acknowledge members in the audience and that phone calls encouraging members to vote are an invasion of privacy.

Mrs. Linda Lloyd of 102 Fairway Drive, suggested that name placards be used to identify the Board members and Officers of the Board during meetings.

**VI. ANNOUNCEMENTS**

A) The next Board of Directors Regular Meeting will be held on Thursday, October 20, 2016 at 6:30 p.m. in the Country Club Board Meeting Room.

**VII. ADJOURNMENT**

The meeting was adjourned at 8:46 a.m.