

BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING (WORK SESSION)
November 10, 2016 ° 8:00 A.M. ° COUNTRY CLUB BOARD MEETING ROOM

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

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 Kyndall Ardoin.

I. CALL TO ORDER

Vice Chairperson Stratton called the meeting to order at 7:59 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 second reading at next week's Board meeting. He added that there have been no adjustments since the first reading.

III. BEER AND WINE LICENSE FOR THE TENNIS FACILITY

Mr. Judson reported that management is seeking a liquor license for the Tennis Facility, adding that the intent is to sell beer and wine only. He stated that this will require a vote of the Board at next week's meeting. Mr. McCash stated that there will be a Corporate Resolution for the liquor license presented to the Board.

IV. UPDATE ON ASSESSMENT VOTE LAWSUIT

Mr. McCash reported that Jim Parsons, of the Bella Vista Patriots, has dismissed the lawsuit he brought against the POA and the case has been closed.

Director Laury asked if there is a way to approach a judge to obtain an unofficial opinion on the issue of voting POA owned lots. Mr. McCash replied, reporting that there is a case before the Arkansas Supreme Court, which he is hopeful will address the issue. He stated that Hot Springs Village voted their POA owned lots in an election two years ago and it has been in litigation ever since. He expects a ruling in the next two months, which will set precedence. The Board further discussed the topic.

V. THREE BID WAIVER REQUEST FROM MIKE TAGGART

Mr. Judson stated that there is a three bid waiver request for propane. He reported that there were bids requested sent to four companies, only two were returned, and the lower bid was selected. The three bid waiver request will be voted on at next week's Board meeting.

VI. COLLECTION AND LOT SALE REPORT

Mr. Judson referred to the Collection and Lot Sale Report, stating that Mr. McCash and his team handle all unimproved lot accounts that are one year or more overdue. He reported that on November 7, 2016 \$41,000 was collected, adding that \$39,000 was collected from one member who owns 200 unimproved lots. He reported that since May 2, 2016, \$138,000 in overdue assessments has been collected and 82 lots have been sold for \$97,000.

VII. OPEN FORUM

Mrs. Linda Lloyd of 102 Fairway Drive, thanked the POA for cutting the trees at the tennis courts.

Director Davis introduced the topic of moving the Work Session Board meetings to a time more accessible to the members. He stated that many of the members work full time and the 8:00 a.m. Work Session meeting does not accommodate many schedules. He would like to see the meeting moved to a later time, which he believes will encourage member participation. He added that the committee meeting times may be worth looking at as well. Mr. Judson stated that the committees dictate their meeting schedules and this proposal would need to be brought to each committee for consideration. Director Laury stated that he supports the idea of moving the Work Session meeting to a later time. Vice Chairperson Stratton stated that the Board has two open meetings a month, so historically, they have scheduled one meeting for the morning and the other for the evening in attempt to accommodate as many members as possible. The Board further discussed the topic. Mr. Judson stated that the December Work Session meeting will be held at 6:00 p.m. to discuss the budget. He suggested holding the January Work Session meeting at 6:00 p.m. as well, in order to test member attendance.

Director Laury introduced the topic of the three-minute time limit for the membership's Open Forum comments. The Board discussed whether or not to extend the time limit for the Open Forum comments. The topic will be referred to the Rules and Regulations Committee for consideration.

VIII. ANNOUNCEMENTS

- A) The next Board of Directors Regular Meeting will be held on Thursday, November 17, 2016 at 6:30 p.m. in the Country Club Board Meeting Room.
- B) The next Board of Directors Work Session Meeting will be held on Thursday, December 8, 2016 at 6:00 p.m. at Riordan Hall.
- C) The January Board of Directors Work Session Meeting will be held on Thursday, January 12, 2016 at 6:00 p.m. in the Country Club Board Meeting Room.

IX. ADJOURNMENT

The meeting was adjourned at 8:42 a.m.