

**BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING (WORK SESSION)
February 9, 2017 ° 8:00 A.M. ° COUNTRY CLUB BOARD MEETING ROOM**

BOARD MEMBERS PRESENT: Chairperson Bob Brooks, Vice Chairperson Ron Stratton, Directors Bruce Portillo, Ruth Hatcher, Patrick Laury, John Nuttall, and Jim Abrahamson.

BOARD MEMBERS ABSENT: Directors Joshua Hart, and Andrew Davis.

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

I. CALL TO ORDER

Chairperson Brooks called the meeting to order at 7:59 a.m.

II. CHANGES TO POLICIES 1.07, 1.08, 1.10, 1.11, 2.01, 2.02, 2.03, 2.04, 2.05, 2.06, 2.07, 2.08, 3.01, 3.01.1 SECOND READING AND FINAL READING

Mr. Judson presented the proposed changes to Policies 1.07, 1.08, 1.10, 1.11, 2.01, 2.02, 2.03, 2.04, 2.05, 2.06, 2.07, 2.08, 3.01, and 3.01.1, stating 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, adding that the Rules and Regulations Committee reviewed the policies and there have been no additional adjustments since the first reading.

III. CHANGES TO POLICIES 3.02, 3.03, 3.06, 3.08, 3.09, 4.01, 4.02, 6.02, 7.03, 7.04, 7.05, 8.01, 8.02, 8.030, AND 8.031 FIRST READING

The proposed changes will modernize the policies and ensure the uniform usage of terms throughout the Governing Documents. Mr. McCash reviewed the recommended adjustments made by the Rules and Regulations Committee:

- Policy 3.02 – removal of the reference to temporary permits; removal of itemized memberships, replaced by referring to the fee schedule
- Policy 3.03 – update designating that the POA can be a member of the Association
- Policy 3.06 – grammatical adjustments
- Policy 3.08 – change in permit process for temporary parking of vehicles
- Policy 4.01 – update to water policies regarding the Department of Health
- Policy 4.02 – removal of “shall”, replaced by “may”
- Policy 6.02 – removal of itemized publications, replaced by “social media”
- Policy 7.03 – update adding the definition of simple cash flow verbiage
- Policy 7.04 – investment presentation will be conducted after the annual audit
- Policy 8.02 – “relegated” will replace “regulated”
- Policy 8.03 – “Bella Vista Maintenance and Construction Division” will replace “Water Department”

Mr. Judson reported that there will be a first reading at next week's Board meeting.

IV. THREE BID VARIANCE REQUEST FROM KEITH IHMS

Mr. Judson stated that there is a three bid variance request for a specific piece of equipment which allows for safe mowing on 30 degree slopes. He reported that only one company carries this unit. The three bid variance request will be voted on at next week's Board meeting.

V. RANDOM ACTS OF KINDNESS

Mr. Judson stated that the POA will be promoting Random Acts of Kindness the week of February 12th – 19th. Director Laury reported that the Bella Vista Neighbors Facebook page is going to share the POA's posts.

VI. OPEN FORUM

Vice Chairperson Stratton recommended replacing Café Amici's closing sign with a sign that indicates the Country Club Restaurant is coming soon.

Mr. Judson reported that a substantial number of people participated in the last Lakepoint tour and the majority were new attendees.

Director Nuttall inquired about the inspection of private docks on the Association's lakes.

Mrs. Linda Lloyd asked about double siding the wayfinding signs. Mr. Judson responded that the signs can only have print on the side of approaching traffic. Mrs. Lloyd stated that a member asked the Board to reconsider constructing a beach.

VII. ANNOUNCEMENTS

- A) The April 6, 2017 COO/Board meeting will take place on March 30, 2017 at 2:30 p.m. in the Country Club Board Meeting Room (This is a closed discussion meeting).
- B) The May 4, 2017 COO/Board meeting will take place on May 2, 2017 at 2:30 p.m. in the Country Club Board Meeting Room (This is a closed discussion meeting).
- C) Mr. McCash will take Mr. Judson's seat at the May 11, 2017 Work Session Meeting.
- D) The next Board of Directors Regular Meeting will be held on Thursday, February 16, 2017 at 6:30 p.m. in the Country Club Board Meeting Room.

VIII. ADJOURNMENT

The meeting was adjourned at 8:14 a.m.