

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

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

BOARD MEMBERS VIA TELEPHONE: Director Andrew Davis.

BOARD MEMBERS ABSENT: Vice Chairperson Ron Stratton.

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 8:01 a.m.

II. PROPOSAL TO CHANGE OUT THE CART FLEET

Phillip Wright, Director of Golf Operations, presented a proposal to switch from the current Club Car gas fleet, and replace it with an electric fleet. He stated that he prepared a comparative analysis and the benefits of switching include:

- Improved performance. Gas carts lack the performance capabilities of an electric cart, especially on cold days.
- Noise reduction. Electric carts are much quieter compared to gas carts.
- Cost savings. By changing out the fleet, the Association anticipates an annual savings of \$28,273 to \$42,077. If the price of gas increases, the annual savings will increase.
- Sand Buckets. The Association has included sand buckets for each cart for the new fleet.

Mr. Wright stated that the Association is currently under contract with Club Car, who holds two lease agreements; one for 140 carts and one for 220 carts. While the electric bids from EZ Go and Yamaha are marginally better than the bid from Club Car, the Association is under contract with Club Car which prohibits the change from vendors. General Counsel Doug McCash has reviewed the existing Club Car contracts and does not feel we can break the contracts to go with a different vendor without possible legal repercussions.

Mr. Wright stated that based upon his analysis, he recommends the Association move forward with entering into a contract with Club Car to switch the fleet from gas to electric. The new lease will have a four-year term, with a concurrent four-year warranty. Depending upon when the contract is fully executed, the new fleet would arrive in April or May. He added that there will be a purchase option within the lease.

The Board discussed the topic.

The proposal to change out the golf cart fleet will be voted on at next week's Board meeting.

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. SECOND READING.

The proposed changes will modernize the policies and ensure the uniform usage of terms throughout the Governing Documents. Mr. Judson asked if there were any additional changes.

Director Laury reported that the Rules Regulations Committee has reviewed the changes and recommends the policy revisions made by Mr. McCash. There will be a second reading at next week's Board meeting.

IV. CHANGES TO POLICIES 8.032, 8.04, 8.06, 8.08, 8.09, 8.10, 8.11, 8.12, 8.13, 8.14, 8.15, 8.16, 8.17, 9.01, 9.03, 9.04, AND 10.01. FIRST READING.

The proposed changes will modernize the policies and ensure the uniform usage of terms throughout the Governing Documents. Mr. Judson reported that there has been an additional adjustment since the Rules and Regulations Committee reviewed the policies. He stated that Mr. McCash and himself reviewed Policy 8.12, POA Merchandising and/or Advertising, and concluded that it is a management standard operating procedure, not a policy level issue. They recommend Policy 8.12 be struck and moved to the standard operating procedure level.

The Board discussed Policy 9.03, Volunteerism. There was no additional discussion.

There will be a first reading of the proposed policy changes at next week's Board meeting.

V. NEW POLICY 2.09. FIRST READING.

Mr. Judson stated there will be a first reading of Policy 2.09 at next week's Board meeting. He reported that this is a new policy and it has been reviewed by the Rules and Regulations Committee. Director Laury stated that there have been two additional revisions. Mr. Judson stated the word "contours" has been removed from the first sentence of Section I. In General, and the word "original" has been removed from item 3., Section IV. Enforcement. Mr. McCash added that though there is a procedure for the regulation of common property in place, there was no policy stating the use of common property. The Board discussed the proposed policy. There will be a first reading at next week's Board meeting.

VI. CHANGES TO POLICY 1.03.2. FIRST READING.

Mr. Judson presented the proposed changes to Policy 1.03.2, stating that it has been isolated from the other policies due to the current election. He added that it would be inappropriate to make changes to the policy governing an election, during an election. He stated the election closes on May 16, 2017, and if the Board approves the changes, they will not go into effect until May 18, 2017. There will be a first reading at next week's Board meeting.

VII. CAPITAL PROJECT: BRANCHWOOD BUILDING RENOVATION

Mr. Judson stated that Management is seeking approval to spend \$14,000 on architectural work for the renovation of the Branchwood building. The scope of the project would include the expansion of the building to incorporate a new multipurpose room, plus the renovation of the lobby and locker rooms. Once the architectural work is complete, Management will be able to seek bids for the renovation of the building. Once the cost of the renovation has been determined, Management will bring forth a proposal to commence the renovation. At this time, the goal is to begin the renovation of Branchwood in the fourth quarter of this year or the first quarter of next year. Director Laury asked where the funds are coming from. Mr. Judson stated that some of the Capital Project funds are being rearranged and these adjustments will not create any adjustments to the 2017 budget.

VIII. CAPITAL PROJECT: BRANCHWOOD PARKING LOT EXPANSION

Mr. Judson stated that as a result of the usage of the Branchwood trail, the parking lot at Branchwood is no longer sufficient in size to accommodate the demand. Management recommends the expansion of the parking lot to accommodate the increased demand. When facing the building, the parking lot would be expanded to the left. The old pump house, which is no

longer in use, would be removed to accommodate the expansion. The plan is to have this work performed in the spring or early summer. This work would combine with the parking lot work related to the Lake Avalon Beach project to obtain a reduction in the mobilization costs related to both projects. The project cost for the expansion of the parking lot at Branchwood is \$50,299. Management is seeking approval to move forward with this project.

The Board discussed the location of the parking lot, the location of the playground, and the development of a site plan.

IX. CAPITAL PROJECT: LAKE AVALON BEACH PROJECT

Mr. Judson stated that Management is requesting the approval of \$227,701 for the development of a beach at Lake Avalon. He presented the proposal. The scope of the project includes the following:

- Beach area of approximately 75 feet by 150 feet. Lake would be lowered, followed by some dredging to remove silt. Sand would be placed on the shoreline, plus in the water to provide a quality water experience.
- Split rail fence to encircle the sand area.
- Concession stand/check-in hut. This includes a POS station, plus Wi-Fi for customer use.
- Parking lot repaving and the addition of 25 parking spaces.
- Drainage work.
- Remodeling of the existing restrooms. New picnic tables. Swim buoys to create a safe swim zone.
- Purchase of kayaks and paddle boards which will be made available to rent.
- Beach volleyball courts.
- A gate to secure the parking lot at night.

Admission to the Lake Avalon Beach will be consistent with the admission policies for the Kingsdale and Metfield outdoor pools. Property owners will need to either purchase an Outdoor Swimming Pools Seasonal Plan or pay the applicable admission fee. Management anticipates construction will begin in the fourth quarter of this year, with the work completed in time for the 2018 summer season. The only exception to this timeline is that the parking expansion at Lake Avalon would occur this spring or early summer so that the Association can combine this parking lot work with the parking lot work at Branchwood, which will result in savings.

The Board discussed ways to control access to the beach, the location of the rental equipment, expanding the septic system, striping of the parking lot, and the additional space available for other activities. The Lake Avalon Beach project will be voted on at next week's Board meeting.

X. OPEN FORUM

Mrs. Linda Lloyd inquired about the availability to rent the pavilion at Lake Avalon if the Beach is approved. Mr. Judson stated the pavilion will still be available to rent. Mrs. Lloyd commended the decision to switch the golf cart fleet from gasoline to electric.

Mr. McCash reported on the Hot Springs Village lawsuit, stating that the trial court ruled in favor of Hot Springs Village and the plaintiffs appealed the decision to the Arkansas Court of Appeals. About a year ago the Arkansas Supreme Court assumed jurisdiction as if they were going to hear the case. However two weeks ago, the Association found that the Arkansas Supreme Court sent it

back to the Arkansas Court of Appeals for final disposition, which will result in a delay of about six to twelve months before a decision will be made.

Director Laury stated that there is a lack of signage for Lakepoint going South on Glasgow Road. Mr. Judson stated that there are plans for signs and it is part of phase two of the signage project.

The Board discussed golf cart location and the check-in process at the Country Club.

Director Laury reported that members have commented on the use of the Stump Dump by non-members. Mr. Judson stated that there is a plan to have a staff member present at the Stump Dump, as well as to install gates.

XI. ANNOUNCEMENTS

- A) The next Board of Directors Regular Meeting will be held on Thursday, March 16, 2017 at 6:30 p.m. in the Country Club Board Meeting Room.
- B) The next 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). Note: This meeting is taking place one week prior to when it would normally occur.

XII. ADJOURNMENT

The meeting was adjourned at 9:07 a.m.