

**BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING (WORK SESSION)
April 13, 2017 ° 8:00 A.M. ° COUNTRY CLUB BOARD MEETING ROOM**

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

BOARD MEMBERS VIA TELEPHONE: Director Andrew Davis.

BOARD MEMBERS ABSENT: Chairperson Bob Brooks.

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.

Vice Chairperson Stratton called the meeting to order at 8:04 a.m.

II. UPDATE ON LAKEPOINT, COUNTRY CLUB, AND HIGHLANDS RENOVATIONS.

Mr. Judson reported that Lakepoint is progressing. Furnishings, dining ware, stem ware, and kitchen equipment have started being delivered.

Mr. Judson reported that the Country Club renovation will begin soon. The Accounting department and Golf Operations have both been relocated to accommodate the renovation.

Mr. Judson reported that the Highlands Clubhouse will be ready to open soon, assuming the Liquor License is approved as expected.

III. UPDATE ON NEW ELECTRIC GOLF CART LEASE.

Mr. Judson stated that the carts should be delivered later this month. They will be delivered to one course at a time.

IV. UPDATE ON THE PLAY MORE PAY LESS ADVANTAGE.

Mr. Judson reported that the revenue has been calculated and analyzed, determining that 96% of the revenue was incremental. The Play More Pay Less Advantage will be extended through the end of the year.

V. CHANGES TO POLICIES 8.032, 8.04, 8.06, 8.08, 8.09, 8.10, 8.11, 8.13, 8.14, 8.15, 8.16, 9.01, 9.03, 9.04, AND 10.01. SECOND READING.

The proposed changes will modernize the policies and ensure the uniform usage of terms throughout the Governing Documents. Mr. Judson stated there have been no additional changes made since the policies were last reviewed. Director Laury stated this will be the second reading and all the recommended changes have been incorporated.

VI. ELIMINATION OF POLICY 8.12 AND 8.17. SECOND READING.

These policies should be management standard operating procedures, not Board policies. Mr. Judson stated there have been no additional changes made since the policies were last reviewed. There will be a second reading at next week's Board meeting.

VII. NEW POLICY 1.00 AND 2.09. SECOND READING.

Mr. Judson presented the proposed new policies. Policy 1.00 is a definition page which will define terms throughout the rest of the policies, and Policy 2.09 is a policy regarding common property. Though there is an operating procedure for the regulation of common property in place, there was no policy providing for the use of common property. Mr. Judson stated there have been no additional changes made since the policies were last reviewed. There will be a second reading at next week's regular Board meeting.

VIII. CHANGES TO POLICY 1.03.2. SECOND READING.

Mr. Judson presented the proposed changes to Policy 1.03.2. The proposed changes will modernize the policy and ensure the uniform usage of terms throughout the Governing Documents. This policy provides guidelines for the functioning of the Election Committee. If approved, the policy will take effect on May 18, 2017, which is after the completion of the current election. Mr. Judson stated there has been no additional changes made since the policies were last reviewed. There will be a second reading at next week's Board meeting.

IX. LAKEPOINT BANQUET AND EVENT FORECAST.

Mr. Judson reported there are fifty events under contract at this point. The Association anticipates finishing the year with sixty-five events. Four events are under contract for 2018. The scheduled events include rehearsal dinners, weddings, wedding receptions, cocktail parties, luncheons, dinner parties, birthdays, anniversaries, and holiday parties.

Director Hatcher asked if there is an approximate number of attendees that constitutes the size of a party for scheduling these events. Mr. Judson replied that all the events are scheduled in the Banquet Room and will consist of a minimum of forty people.

Director Laury asked how many of the wedding receptions were in result of working with the Cooper Chapel. Mr. Judson replied that most of these bookings are products of working with the Cooper Chapel, but three of the events were the result of a wedding show that members of the Association's staff attended. These three events are scheduled for 2018.

X. PURCHASE OF REPLACEMENT VEHICLE FOR GOLF MAINTENANCE.

Keith Ihms, Director of Golf Maintenance, reported that the vehicle for the Metfield superintendent was "totaled" in an accident about a month ago. The other driver was 100% responsible for the accident. The Association received an insurance check for \$12,056.75 for the vehicle. Management is proposing to purchase a new replacement vehicle which has an estimated cost of \$28,000 (inclusive). For this position, a four-wheel drive truck is needed because the superintendent has the responsibility of snow removal from the parking lots and sidewalks at Metfield, uses the vehicle to pick up supplies at Golf Central Maintenance, and uses it to pull trailers for the transportation of equipment. The Golf Maintenance department has saved \$13,274.63 on the purchase of three golf course spray units and \$3,100 on the purchase of a slope mower for the Scotsdale course and the Highlands course. With the combined savings from the four budgeted pieces of equipment and the insurance distribution for the totaled truck, there are sufficient funds to purchase an appropriate vehicle while staying within budget restraints.

The proposal will be voted on at next week's Board meeting.

XI. OPEN FORUM.

The Board discussed the Play More Pay Less Advantage, marketing and advertising opportunities within Northwest Arkansas, the upcoming Golf Fest event, the appropriate use and regulation of activities on common property, the conditions of Association facilities which are open to the public, and the idea of a food truck to accommodate various Association events.

Ms. Linda Lloyd of 102 Fairway Drive thanked the Association for resurfacing the tennis courts, adding that she hopes there are plans to fix the cracks and bumps as well. Mr. Judson replied that there are plans for repairing the tennis courts included in the five-year plan.

XII. ANNOUNCEMENTS.

- A) The next Board of Directors Regular Meeting will be held on Thursday, April 20, 2017 at 6:30 p.m. in the Country Club Board Meeting Room.
- B) COO/Board Meeting – Tuesday, May 2nd at 2:30 p.m. in the Country Club Board Meeting Room. Note: This meeting is taking place two days earlier than normal. (This is a closed discussion meeting).

XIII. ADJOURNMENT.

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