

BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING (WORK SESSION)
May 11, 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, Joshua Hart, and Jim Abrahamson.

BOARD MEMBERS VIA TELEPHONE: None.

BOARD MEMBERS ABSENT: Director 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 8:01 a.m.

II. UPDATE ON THE DAMAGE CAUSED BY THE FLOOD.

Keith Ihms, Director of Golf Maintenance, referred to a memo from Mr. Judson which outlines the estimated damage to the golf courses as a result of the recent floods. Mr. Ihms reported that the total estimated damage to the Country Club course is \$88,000. He itemized the total, stating that \$23,000 is for general cleanup which includes repairs to ramp arch bridge #2, additional rip rap over irrigation main line #11 green, additional rip rap on several sections of creek, repair to intake pipe pump station #14, and repairs to section of washed out cart path #3. He stated that \$65,000 is for three repair projects. The work for tee #2 includes regrade work, replacement of barrier, and new sod. The work for green #8 includes removal of existing turf and 4" seed bed material, repair to drains, addition of seed bed to spec grade, sod with washed A5 bent grass sod, regrading collar areas for proper drainage off green, and installing new Latitude Bermuda grass sod. The work for bunkers 2, 3, 4, and 8 include removal of contaminated sand, cleaning of Billy Bunker liners, and installation of new sand. Mr. Ihms reported that the Association has received two bids for the work. The bid from PGS is about \$65,500 and the bid from Jonesplan is over \$110,000.

The Board discussed the topic.

Mr. Ihms reported that the total estimated damage to the Kingswood course is \$40,000 which will be used for general cleanup. The scope of the cleanup includes asphalt cart path washout repairs, rental of a generator and skid steer equipment, bunker sand, rip rap repairs around bridge ramps, and replacement of the railing on the #8 bridge.

Mr. Ihms reported that the total estimated damage to the Scotsdale course is \$21,000. He itemized the total, stating that \$7,000 is for general cleanup which includes repairs to bridge ramp washouts and rip rap replacement around creek banks. He stated that \$14,000 is for a repair project. The work for the #2 green approach includes replacing and securing the approach area in the front of green with fill material, rip rap, and new sod. He stated the work will be done in-house with the cooperation of the Maintenance and Construction department.

Vice Chairperson Stratton asked if there are state and federal regulations on the waterflow that runs next to the #2 green. Mr. Ihms replied that it is not a federal waterway.

Mr. Ihms reported that the total estimated damage to the Highlands course is \$46,000 which will be used for a repair project. He stated that all the damage is directly related to the stream to the right

of the #5 hole. The work for the repairs include reshaping the existing creek, rip rap on the slopes, and relocating a section of the cart path.

Director Hart asked how much of the work will be done in-house. Mr. Ihms replied that the work for the #8 green, the #2 tee, and the bunkers on the Country Club course will be contracted out. All the other work will be done in-house.

The Board discussed the topic of dispersing the accumulation of gravel on the courses.

The combined estimated total of the damage to the golf courses is \$195,000. No capital project approval is required from the Board on any of these projects since they are all either cleanup or repairs. Funding for these projects will come from the \$148,478 in flood reserves. The remaining portion of funding will come from the GM Contingency fund.

III. DAMAGE AND REPARATION OF BERKSDALE GOLF COURSE.

Mr. Judson reported that the Berksdale course was directly hit by the flood. He stated that the estimated cost to get the course operational is more than \$500,000 and the repairs will not provide a long-term solution to the damage caused by flooding. With so much development upstream, it is anticipated that each time we experience a flood, the Association will need to spend a significant amount of money to get Berksdale operational. Management is concerned as to whether it makes sense to put the \$540,000 into the course if it is going to continue to be severely affected by flooding. Mr. Judson stated that if the repair work began immediately, it would take about six months to complete. Management proposes to have a hydrologist conduct a study on all three courses located in the flood plain to determine the best plan for maintaining them in the future. The findings of the studies will allow Management and the Board to make an informed, intelligent decision on how to proceed.

Director Hart asked what percentage of total play is conducted on the Berksdale course. Phillip Wright, Director of Golf Operations, replied that of the 160,000 total rounds played last year, about 21,000 were played on the Berksdale course. Dispersing these rounds to the other courses would affect their play by about 12 rounds per day, for which there is availability. Mr. Judson stated that there are seven 36-hole charity tournaments each year and Management anticipates they will continue playing at Bella Vista by using a combination of the other courses.

Vice Chairperson Stratton stated that the Board is going to gather all the data from the experts and evaluate all options possible with no preconceived conclusions or solutions.

The Board discussed the damage estimate process, required permits and their processes, various regulations, and the time required to obtain necessary data. Community meetings will be held to communicate the findings of the studies and incorporate member input into a sustainable plan.

IV. PURCHASE OF 14 PARCELS CURRENTLY LEASED FROM COOPER COMMUNITIES, INC.

Mr. Judson stated that there are 14 parcels of land which the Association currently leases from Cooper Communities, Inc. These parcels are significant to the Association's infrastructure and include Tanyard Creek Park, Granton Park, Loch Lomond Park, the dock and boat parking at Lake Windsor, 3/4 of the large parking lot at Kingsdale, portions of the Scotsdale and Metfield golf courses, and the golf course maintenance buildings at the Country Club and Golf Central. Mr. Judson reported that all but one of these leases expires at the end of this year. While the Association has leased these parcels from Cooper Communities, Inc. for years, there is no guarantee for the future of these critical parcels and infrastructure. Cooper Communities, Inc. has

always been cooperative with the Association each time these leases expire, but this does not ensure that a future owner of these parcels will be as cooperative. Management conversed with Cooper Communities, Inc. about the possibility of purchasing these parcels and they were open to a proposal. The Association hired an independent appraiser to determine the market value of the 14 parcels. The purchase price, which is based upon the appraisal, is \$2,646,500. The Association will fund the entire purchase through reserves.

Mr. Judson stated that a map and the corresponding appraisal for each parcel can be found by going to <https://bellavistapoa.com/preserving-our-future/>. The appraisal values include improvements the Association has done to the land.

Director Laury asked if any of the parcels have development potential. Mr. Judson replied that most of them will probably continue to be used for their current functions, but some have potential for future repurposing. Mr. Judson added that after evaluating every parcel that is leased, there were a few non-essential, smaller parcels which Management elected not to include in the purchase. The proposed purchase of 14 parcels of land from Cooper Communities, Inc. will be voted on at next week's Board meeting.

V. OPEN FORUM.

Director Laury informed the Board of topics discussed during the last Rules and Regulations Committee meeting. The topics included drone usage on common property and metal detector usage on common property.

A member commented on the Association's zoning process.

VI. ANNOUNCEMENTS.

- A) The Annual Meeting will be held on Tuesday, May 16, 2017 at 6:00 p.m. at Riordan Hall.
- B) The next Board of Directors Regular Meeting will be held on Thursday, May 18, 2017 at 6:30 p.m. in the Country Club Board Meeting Room.

VII. ADJOURNMENT.

The meeting was adjourned at 9:06 a.m.