

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

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

**BOARD MEMBERS VIA TELEPHONE:** None.

**BOARD MEMBERS ABSENT:** Director Bruce Portillo.

**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 Stratton called the meeting to order at 8:00 a.m.

**II. WINTER PLAN TO LOWER LAKE AVALON AND LOCH LOMOND.**

Rick Echols, Lakes, Parks, and Fisheries Superintendent, presented the proposed lake drawdown plan.

Mr. Echols reported that in order to accomplish the preparatory work for the beach at Lake Avalon, the lake is required to be lowered by a minimum of 4 feet. This will allow heavy equipment to have access to the beach area so that leaf matter and debris can be removed and sand placed. Additionally, recent flood events have made it necessary to remove a large gravel bar that washed in to the right of the boat launch. Additional wash in areas are a problem at the back of many coves. Residents have expressed interest in pooling resources to dredge these areas. If approved, the proposed lowering of Lake Avalon will begin on November 9, 2017. The target depth of the drawdown is 4 feet. The lake can be lowered 2 inches per day and should be down 4 feet by December 3, 2017, unless there are significant rains. The lake will be allowed to refill beginning on February 15, 2018. How long it will take for the lake to fully refill is dependent upon the weather. Currently, there is no infrastructure in place to accomplish a drawdown. Two, 8-inch siphon tubes are used to bring the lake down and will need to be installed. There will be costs associated with this.

Loch Lomond gates will be opened on November 13, 2017 and allowed to drop 3 inches per day for 16 days. Barring any significant rainfall, the lake should be down 4 feet by November 29, 2017. With this 4-foot drawdown, marina docks will not have to be repositioned. The lake will be allowed to refill beginning on February 15, 2018. Mr. Echols stated that lakefront property owners will be allowed to dock their boats at the marina free of charge while the lake is down on a first come, first served basis.

To ensure the time frame is adequate, Director Laury asked how many working days it will take to complete the work. Mr. Judson responded that there is ample time to complete the work during the allotted period.

Director Laury asked if there is a schedule for lake drawdowns. Mr. Echols replied that there was a schedule in the past, but the lakes will be evaluated on a yearly basis going forward and necessary steps will be taken at that time.

Mr. Judson stated that if the proposed drawdowns are approved, the Association will publish the plans after next week's Board meeting. The plans will be included in the eNewsletter and members who own lakefront property will receive an individual notification letter. This will provide lakefront property owners ample opportunity to build and make repairs to sea walls and docks. By posting these plans well in advance, property owners will have sufficient time to make plans and hire a contractor.

The Board discussed the permit process and the Association's permit requirements.

Director Nuttall suggested conducting dock inspections prior to lowering the lakes.

### **III. BUNKER AND COLLAR RENOVATION FOR HIGHLANDS GOLF COURSE.**

Keith Ihms, Director of Golf Maintenance, presented the proposal to renovate the Highlands Golf Course. Mr. Ihms reported that though the project was originally planned for 2018, the collars at the Highlands Golf Course have deteriorated to an unacceptable level and their condition is anticipated to continue to deteriorate. Collar work must take place during the growing season.

There has been tremendous success and maintenance cost savings with the new "Billy Bunkers" at the Country Club and Scotsdale courses. Since the course needs to be closed for the collar work, this is an opportune time to have the bunkers completed as well. Though this project was originally planned for 2018, completing the bunker work in conjunction with the collar work will prevent the course from closing a second time.

Additionally, the cart paths were scheduled to be renovated in June or July while the course is open. With the course closing for the collar work, the Association will coordinate to have the cart paths renovated while the course is closed. The funding for the cart path renovation has been approved by the Board and is not part of the collar and bunker project.

Mr. Ihms reported that he has sought out three bids and two have been returned for the collar and bunker work. Professional Golf Services, the company that completed the work on the #8 green at the Country Club Golf Course, submitted a bid in the amount of \$293,500. Mr. Ihms stated one advantage of using this company is that the Highlands project is similar to the work previously completed on the Country Club course. Mr. Ihms reported that Mid America Golf submitted the second bid in the amount of \$311,357.15. A third bid from Jonesplan is expected to be received. If approved, the Highlands course will close for business on July 10, 2017 and will reopen by the end of September.

The Board discussed future plans for various types of grass on the course, the scope and benefits of the work for the project, and targeting additional areas that may also need work in the future.

Mr. Judson stated that if there is a bid submitted by Jonesplan, the memo for next week's Board meeting will be amended to include it.

### **IV. UPDATE ON BERKSDALE.**

Keith Ihms, Director of Golf Maintenance, reported that the Berksdale Golf Course will reopen as a 9-hole course on June 26, 2017. Mr. Ihms reviewed the revised layout of the holes open for play on the course, explaining where the danger areas are and how they will be avoided, the progress of the work completed to date, and the remaining work to be done. There will be revised play cards to reflect the changes to the course.

The Board discussed various marketing options for the course.

**V. UPDATE ON THE HYDROLOGICAL STUDY.**

Mr. Judson reported that Management met with FTN, who submitted a proposal to conduct the hydrological study. A second meeting was held in which the proposal was reviewed. A follow up proposal with modifications was submitted and has yet to be reviewed. There is a meeting scheduled for Monday with Crafton Tull and Associates in an attempt to secure a second proposal. Management is working toward securing a third proposal which will allow them to make an educated and informed recommendation to the Board.

Director Laury asked what the scope of work is for the hydrological study. Director Abrahamson responded, stating that during the first part of the study, aerial topography mapping and ground surveying cross sections will be used to generate a base map of Little Sugar Creek from the state line to Lake Bella Vista. Reconnaissance will include an update on Lake Bella Vista and recommendations for the future. Working with Management and land planners, the valley will then be examined to determine its potential and sustainable solutions for its future. The hydrological study will provide an updated guideline for the reach of the floodplain and the flood way currently, as well as for the future with projected growth of the area. The company will also assist Management in dealing with other interested and affected bodies.

**VI. UPDATE ON THE PURCHASE OF 14 PARCELS FROM COOPER COMMUNITIES, INC.**

Mr. Judson reported that the contract for the purchase of 14 parcels from Cooper Communities, Inc. has been executed. Cooper Communities, Inc. has selected a company to conduct the surveys and they are in progress. The surveys should be completed within 60 days.

**VII. BOARD VACANCY.**

Director Stratton reported that Director Andrew Davis is resigning from his position on the Board of Directors due to his schedule and obligations to his young family. Director Stratton recognized Director Davis for his contributions to the Board, his role in representing the Association's young residents, and his instrumental efforts in regards to the beach at Lake Avalon. The Board vacancy will be announced in the eNewsletter today and will contain instructions on the application process. The deadline for applications and resumes is June 30, 2017, with interviews following on July 6, 2017. The candidate who is chosen will serve on the Board until the 2018 Board of Directors election. The application process will be consistent with the manner in which it was conducted for the previous vacancy appointment.

**VIII. OPEN FORUM.**

Ms. Linda Lloyd, of 102 Fairway Drive, thanked the Association for the ongoing work at the Tennis Center. Ms. Lloyd stated that there has been great success with the ball machine purchased last year, but with so many members purchasing ball machine cards and playing on an hourly basis, scheduling issues occur when the machine requires repair and is down for 1-3 weeks. Ms. Lloyd asked for consideration of a backup ball machine to resolve these issues. Mr. Judson stated he would find out the cost and look into her request.

Director Abrahamson asked what stage the Board Committees and Joint Advisory Committees are at in the process of seat appointments. Chairperson Stratton provided an update.

**IX. ANNOUNCEMENTS.**

- A) The next Board of Directors Regular Meeting will be held on Thursday, June 15, 2017 at 6:30 p.m. in the Country Club Board Meeting Room.

**X. ADJOURNMENT.**

The meeting was adjourned at 9:08 a.m.