

**BELLA VISTA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING (WORK SESSION)
August 10, 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, Bruce Portillo, David Brandenburg, and Jim Abrahamson.

BOARD MEMBERS VIA TELEPHONE: None.

BOARD MEMBERS ABSENT: Directors Joshua Hart and David Whelchel

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 8:02 a.m.

II. OFFER FROM LINDA

Ms. Lloyd addressed topics pertaining to her proposal to purchase and develop the ARKMO land. Topics discussed included: the number of proposed lots, a two-year timeline, road construction, and the POA financing the endeavor with a proposed 5 % interest.

Ms. Lloyd stated Shelter Concepts LLC would be the developer of the land in partnership with the Property Owner's Association. The POA would have the opportunity to participate on a percentage basis in the profits of the development.

Director Abrahamson clarified that at the end of the two-year time line, Ms. Lloyd would take mortgage of what is not paid at that time.

Director Hatcher confirmed with Mr. McCash that the POA has never financed an outside project in the past.

Director Abrahamson asked Ms. Lloyd if she was going to bring the development together under covenants. Ms. Lloyd stated that she would and all of her past developments have had covenants.

III. CAPITAL PROJECT – KITCHEN AC SYSTEM FOR LAKEPOINT. PURCHASE APPROVAL REQUEST

With the modifications that were done to the hood system at Lakepoint in order to comply with code, a dual AC system was needed. The equipment has already been installed because of the safety issue. Mr. Judson asked the Board to approve the safety related capital expenditure of \$28,000. The motion will be voted on at the Regular Session of the Board of Directors on August 17.

IV. PROPOSAL TO CHANGE THE TIMING OF THE BOARD MEETING SCHEDULE BY ONE WEEK. PROPOSED REVISIONS TO POLICY 1.07 SECOND AND FINAL READING.

Mr. Judson clarified the proposed changes to Policy 1.07. A motion to approve the second and final reading of policy 1.07 and to modify the Board of Director's meeting schedule going forward will be formally voted on at the Regular Session on August 17.

V. CORPORATE RESOLUTION MAKE RON STRATTON AN AUTHORIZED SIGNER

The Board voted to make Chairperson Ron Stratton an authorized signer for the POA. Director Abrahamson made a motion to approve the resolution, seconded by Director Hatcher.

The motion passed unanimously.

VI. ANNOUNCEMENTS

- a. Board of Directors Regular Meeting - Will be held on Thursday, August 17th at 6:30 p.m. in the Board Room.
- b. GM Meeting – Will be held on Thursday, September 14th at 2:30 p.m. in the Board Room. **Note the new timing of this meeting.**
- c. Work Session – Will be held on Thursday, September 21st at 8 a.m. in the Board Room. **Note the new timing of this meeting.**
- d. Board of Directors Regular Meeting – Will be held on Thursday, September 28th at 6:30 p.m. in the Board Room. **Not the new timing of this meeting.**

VII. ADJOURNMENT

Chairperson Stratton adjourned the meeting at 8:34 A.M.