

**BELLA VISTA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING (WORK SESSION)
DECEMBER 14, 2017 ° 8:00 A.M. ° RIORDAN HALL**

BOARD MEMBERS PRESENT: Vice Chairperson John Nuttall, Directors, David Whelchel, Ruth Hatcher, Patrick Laury, Bruce Portillo, and Jim Abrahamson.

BOARD MEMBERS VIA TELEPHONE: None.

BOARD MEMBERS ABSENT: Chairperson Ron Stratton, Directors Joshua Hart and David Whelchel

OTHERS PRESENT: Chief Operating Officer Tom Judson, General Counsel Doug McCash and Corporate Secretary Leia Christeson (Bush).

I. CALL TO ORDER.

Vice Chairperson Nuttall called the meeting to order at 8:00 a.m.

II. ADDITION OF EXTERIOR WORK/ TRAILHEAD AT BRANCHWOOD

Mr. Judson presented two possible additions to the Branchwood Renovation.

1. Include the addition of a canopy, stone corners, repainting the exterior, landscaping and replace the pool ceiling tiles. The combined costs for all the work is \$127,000
2. Include additional playground equipment and the creation of a trailhead for the Branchwood Trail. Management estimates the cost to be \$40,000 for the trailhead with an 8-foot path for 550 feet. This will connect the lower right parking lot with the trail. *This funding will come out of reserves and will be included in the 2018 Capital Budget.

Director Nuttall advised both the Community Inv. Committee and Recreation Committee voiced their preference that the playground equipment go to the Beach at Lake Avalon.

**At this time the Board tabled option 2 and will revisit the issue in March.

III. PROPOSED CHANGES TO THE BYLAWS, ARTICLE IV, SECTION 3.C

Mr. Judson advised the Board of a requested revision to Article IV, Section 3.C of the Bylaws. The additional language will establish that “no action of the Board shall be deemed to set a precedent.” This is the first reading of this proposed change.

IV. PROPOSED CHANGES TO THE BYLAWYS, ARTICLE X, SECTION 2

Mr. Judson advised the Board of a requested revision to Article X, Section 2 of the Bylaws. This change has to do with the voting rights of the Board of Directors, with regards to the lots owned by the POA. This is the first reading of this proposed change.

V. CORPORATE RESOLUTION POA2017-06

Mr. Judson proposed the approval of Ms. Leia Bush to be the new Corporate Secretary for the POA. Ms. Bush was recently married and changed her name from Christeson. The vote will be taken at the next Regular Board Mtg.

VI. UPDATE ON THE H&H STUDY

Mr. Judson advised the Board that the findings of the H&H Study will be made to the community on Tuesday March 13 at 10:00 am and Thursday March 15 at 4:00 pm. Meetings will take place at Riordan Hall and the community is encouraged to participate.

VII. ANNOUNCEMENTS

- A. Board of Directors Regular Meeting - Will be held on Thursday, December 21st at 6:30 p.m. at Riordan Hall.

VIII. ADJOURNMENT

Vice Chairperson Nuttall adjourned the meeting at 9:05 A.M.