

BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
December 21, 2017 6:30 P.M. RIORDAN HALL

BOARD MEMBERS PRESENT: Chairperson Ron Stratton, Directors Bruce Portillo, Ruth Hatcher, David Brandenburg, David Whelchel and Jim Abrahamson.

BOARD MEMBERS VIA TELEPHONE: None

BOARD MEMBERS ABSENT: Director Patrick Laury, Director Joshua Hart and Director John Nuttall.

PROXY: Director Brandenburg had Director Laury's Proxy. Director Whelchel had Director Nuttall's Proxy.

OTHERS PRESENT: Chief Operating Officer Tom Judson, Treasurer and Director of Finance and Administration Dwain Mitchell, Corporate Secretary Leia Christeson and Director of Golf Operations Phillip Wright.

I. CALL TO ORDER

Chairperson Stratton called the meeting to order at 6:30 p.m. There were five members in attendance, as well as one media representative.

II. PLEDGE OF ALLEGIANCE

III. INVOCATION – Dwain Mitchell

IV. CELEBRATING SUCCESS

Director of Golf Operations, Phillip Wright, presented Riley Kentner from Golf Operations. Riley was recognized for filling-in for multiple unstaffed positions in various Departments and his outstanding customer service.

IV. APPROVAL OF MINUTES

COO Tom Judson entertained a motion from Director Hatcher to approve the minutes from the November 9, 2017, Work Session, seconded by Director Portillo.

The minutes were presented for discussion. There was no discussion. The motion passed unanimously.

COO Tom Judson entertained a motion from Director Hatcher to approve the minutes from the November 16, 2017, Regular Meeting, seconded by Director Whelchel.

The minutes were presented for discussion. There was no discussion. The motion passed unanimously.

V. RESPONSE TO PREVIOUS OPEN FORUM COMMENTS

Treasurer and Director of Finance and Administration Dwain Mitchell responded to Mr. Tommy Freytag's concerns regarding the flat water rate increase of 2010. In 2009-2010, surveys were completed to ensure the charge was in line with the surrounding communities.

VI. OPEN FORUM – PROPERTY OWNER COMMENTS LIMITED TO 3 MINUTES
NONE

VII. JOINT ADVISORY COMMITTEE REPORTS

(A) Lakes

COO Tom Judson reported on behalf of the Lakes JAC. There are 18 permits for construction on Loch Lomond and 6 on Lake Avalon. Advised that fishing behind Lakepoint on Loch Lomand is no longer allowed as a result of abuse.

(B) Recreation

COO Tom Judson reported on behalf of the Recreation JAC. Discussed changes at Branchwood including the new 29 additional parking spots. Tai Chi classes are going well and filling up quickly.

(C) Golf

Bill Barr reported on behalf of the Golf JAC. Bill reported on the committee's orientation of the user friendly new website. Discussed the Volunteer Waiver form. 2018 Golf Expo on March 1st from 4-6pm. Golf Fest on April 14th 10-3.

(D) Young Residents/Community Involvement

COO Tom Judson reported on behalf of the Young Residents JAC. The report included an update on the Coat Drive, 217 coats in total were donated to the surrounding schools.

OLD BUSINESS

There was no Old Business

NEW BUSINESS

VIII. BRANCHWOOD RENOVATIONS - BOARD VOTE

Mr. Judson presented to the Board the updated plan for the exterior of Branchwood. This renovation will 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.

Director Portillo made a motion to approve the expenditure of \$127,000 for Branchwood, seconded by Director Abrahamson.

The motion was presented for discussion. There was no discussion. The motion passes unanimously.

IX. PROPOSED CHANGES TO THE BYLAWS, ARTICLE IV, SECTION 3.C - BOARD VOTE

Mr. Judson presented to the Board the proposed change 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.

Director Hatcher made a motion to approve the proposed change, seconded by Director Portillo.

The motion was presented for discussion. There was no discussion. The motion passes 7-1 with Director Laury abstaining.

X. PROPOSED CHANGES TO THE BYLAWYS, ARTICLE X, SECTION 2 - BOARD VOTE

Mr. Judson presented to the Board the proposed change 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.

Director Hatcher made a motion to approve the proposed change, seconded by Director Whelchel.

The motion was presented for discussion. There was no discussion. The motion passes unanimously.

XI. CORPORATE RESOLUTION POA 2017-06 - BOARD VOTE

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.

Director Brandenburg made a motion for approval, seconded by Director Hatcher.

The motion passes unanimously.

XII. UPDATE ON 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 am and Thursday March 15 at 4:00 pm. Meetings will take place at Riordan Hall and the community is encouraged to participate.

XIII. ANNOUNCEMENTS

A) GM Meeting - Thursday, January 11 at 2:30 p.m. at Riordan Hall.

(This is a closed Executive Session).

B) Board of Directors Work Session - Thursday, January 18 at 8:00 a.m. at Riordan Hall.

C) Board of Directors Regular Meeting - Thursday, January 25 at 6:30 p.m. at Riordan Hall.

XIV. ADJOURNMENT

Chairperson Stratton adjourned the meeting at 7:03 p.m.

Submitted:

Approved:

Leia Bush, Corporate Secretary

Ron Stratton, Board Chairman