

BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
November 16, 2017 6:30 P.M. RIORDAN HALL

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

BOARD MEMBERS VIA TELEPHONE: None

BOARD MEMBERS ABSENT: None

PROXY: None

OTHERS PRESENT: Chief Operating Officer Tom Judson, Treasurer and Director of Finance and Administration Dwain Mitchell, General Counsel Doug McCash and Corporate Secretary Leia Christeson.

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. APPROVAL OF MINUTES

General Counsel Doug McCash entertained a motion from Director Laury to approve the minutes from the October 19, 2017, Work session, seconded by Director Whelchel.

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

General Counsel Doug McCash entertained a motion from Director Hatcher to approve the minutes from the October 26, 2017, Regular session, seconded by Director Abrahamson.

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

V. FINANCIAL REPORT

Tom Judson advised that due to the Holidays, the meeting times for the month were changed, as a result the October financials are not final. The finalized reports will be posted for the board and public to the POA's website.

VI. RESPONSE TO PREVIOUS OPEN FORUM COMMENTS

NONE

VII. OPEN FORUM – PROPERTY OWNER COMMENTS LIMITED TO 3 MINUTES

Tommy Freytag, 25 Pamona Dr. addressed the Board regarding the new water meters planned for 2018. Mr. Freytag commented on the flat water rate change that was done in 2010. He stated that the amount was based on a 28-day month, causing a loss of available income. Chairman Stratton, asked Mr. Freytag to give the POA administration time to look into the matter since no current Director was

on the Board at that time. All parties agreed and an update will be available at the December 21 regular session meeting. Mr. Freytag questioned why the number of played golf rounds is not published. Chairman Stratton advised that we have general confidence in our system now and that the Board will consider publishing the number in the future.

Randy White, 35 Devizis Dr. addressed the Board regarding Berskdale and the closing of 9 holes. Mr. White advised of member dissatisfaction regarding hole #12 at Scotsdale. Chairman Stratton stated that the findings of the H&H Study will come out in early 2018.

VIII. AUDIT COMMITTEE REPORT

Mr. Judson advised that the Audit Committee met on November 9 and approved the 2016 Tax Returns.

IX. JOINT ADVISORY COMMITTEE REPORTS

(A) Lakes

No Meeting in November.

(B) Recreation

Director Pat Laury reported on behalf of the Recreation JAC. Even though the weather was below normal, 2500 people attended the first Flea in The Park. A 2nd FITP is already in the works. The beach at Lake Avalon is coming along and projected for spring of 2018. Bocce Ball Tournament had 25 participants and was very successful. Holiday Bazar was successful and will be expanding next year. Highlands Gun Range usage is up 25% for the month. Recreation Committee strongly supports both the Branchwood Expansion.

(C) Golf

Bill Barr reported on behalf of the Golf JAC. Frost Line is now operational; updates will be available each day by 7:00 am. Dogwood scheduled for closure, Jan and Feb 2018 for bunker work. Veterans Day Tournament raised over 6K for the Veterans home in Fayetteville.

(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 that runs through November 17.

OLD BUSINESS

NEW BUSINESS

X. 2018 FEE SCHEDULE – (BOARD VOTE)

Mr. Judson presented to the board the 2018 Fee Schedule. Mr. Judson advised of a last-minute addition, referencing a five-dollar increase in the pool fee. (Walk in Memo)

Director Nuttall made a motion to approve the proposed 2018 Fee Schedule with the addition of the Pool increase, second by Director Whelchel.

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

XI. 2018 OPERATING AND CAPITAL BUDGETS – (BOARD VOTE)

Mr. Judson advised the Board of three minor changes to the budget since the November 9 community presentation.

1. Receipt of updated information on the closure period at Branchwood, No change to the EBITDA.
2. Updating the playground equipment at Branchwood, using reserves.
3. Increase the budget by \$106,000 for the Branchwood renovation/expansion. Funds will be allocated to update the exterior and landscaping.

Director Laury made a motion to approve the proposed Operating and Capital Budgets for 2018 as presented, except for the recent inclusion of the playground equipment at Branchwood and the addition of work to the exterior and landscaping at Branchwood, second by Director Brandenburg.

The motion passes unanimously.

At a later time, the Board will consider the approval of the playground and exterior work at Branchwood.

XII. ANNOUNCEMENTS

- A) GM Meeting – Thursday, December 7 at 2:30 p.m. at Riordan Hall.
(This is a closed Executive Session).
- B) Board Work Session – Thursday, December 14 at 8:30 a.m. at Riordan Hall.
- C) Board of Directors Regular Meeting - Thursday, December 21 at 6:30 p.m. at Riordan Hall.

XIII. ADJOURNMENT

Chairperson Stratton adjourned the meeting at 7:20 p.m.

Submitted:

Approved:

Leia Christeson, Corporate Secretary

Ron Stratton, Board Chairman