

BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
January 25, 2018 6:30 P.M. RIORDAN HALL

BOARD MEMBERS PRESENT: Chairperson Ron Stratton, Directors Bruce Portillo, Ruth Hatcher, David Brandenburg, Patrick Laury, Joshua Hart, David Whelchel, John Nuttall 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, Corporate Secretary Leia Bush, Director of Human Resources Cindy Bassett and Director of Recreation and Wellness Joan Glubczynski.

I. CALL TO ORDER

Chairperson Stratton called the meeting to order at 6:34 p.m. There were ten 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 Whelchel to approve the minutes from the December 14, 2017, Work Session, seconded by Director Hatcher.

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

General Counsel Doug McCash entertained a motion from Director Brandenburg to approve the minutes from the December 21, 2017, Regular Meeting, seconded by Director Whelchel.

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

V. CELEBRATING SUCCESS

Cindy Bassett Director of Human Resources presented the Meter Reading team who was nominated by a POA Member for their Outstanding Customer Service. Kelly Irvin, Marketing, was nominated by the Food and Beverage Dept. for the effort she puts in towards all of their daily, weekly, promotions along with the new POA Website. Member Services was nominated for being an outstanding front line of the POA.

VI. REVEALING OF THE NAMES OF CANDIDATES FOR THE BOARD – Election Committee

Bob Ritschel of the Election Committee announced the Verified Candidates for the 2018 Board of Directors. They are in alphabetical order Mike Abb, William “Bill” Barr, Jerre Barron Jr., William “Rex” Butler, Jerold “Jerry” Hover, Patrick Laury, Mary Sinkus, Louis “Lou” Wallman and David Whelchel.

Tom Judson advised that all petition signatures were verified for all nine candidates. It was also noted that the Candidate Ballot Lottery would be held February 22, 2018, at the next Regular Board meeting.

VII. FINANCIAL REPORT BY DWAIN MITCHELL, TREASURER

Dwain Mitchell reported on the preliminary end of year financials. The finalized reports will be posted for the board and public to the POA's website.

VIII. RESPONSE TO PREVIOUS OPEN FORUM COMMENTS

NONE

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

Billy Beverage, 37 Cargill Dr. questioned when the H&H Study would be available to the public. Mr. Judson advised the study would be available 48 hours prior to the First H&H meeting on March 13.

Mike Abb, 12 E. Elvendon Dr. questioned the POA Financials and the Budget Presentation. Mr. Judson advised that the POA had a large reserve and over the last 2 years, all the improvements in the rejuvenation plan have utilized those funds. Towards the end of 2018 the reserves will be low, this excludes the 1.2 mil POA and 500k Water Emergency Reserve.

Chairman Stratton suggested holding a financial review meeting for all 2018 Board Candidates. Mr. Judson stated he would schedule this meeting.

X. JOINT ADVISORY COMMITTEE REPORTS

(A) Lakes

COO Tom Judson reported on behalf of the Lakes JAC. February 15, 2018 Lake Avalon and Loch Lomand will start coming back up. Trout stock on Lake Brittney took place on January 22, 2018. Lake and Fisheries will no longer announce when they are doing the Trout stocks due to an abundance of bucket anglers. Christmas Trees were dropped at London Landing and will be used for fish habitats on Lake Windsor.

(B) Recreation

Judy Griffin reported on behalf of the Recreation JAC. Branchwood renovations are set to begin in late February, and the closing of the building will probably start in March. Estimated closure time will be about 14-16 weeks. Branchwood additions will be a Disc Golf Course and mile markers on the trail.

(C) Golf

Bill Barr reported on behalf of the Golf JAC. Dogwood bunkers update: the progress has been negatively affected by the cold weather. Dogwood cart traffic will change to the front parking lot. A new path will be poured to alleviate the tight turn in the current sidewalk. Highlands is using rocks for tee markers instead of the wooden ones. Sweetheart open is February 14, 2018. Spring 3-person scramble is March 17, 2018. Golf Fest is April 14, 2018, Golf Buddy has committed as a vendor. Cart Tags will be implemented on April 1, 2018. Tag colors will be changed daily.

(D) Community Involvement

Janay Nutt reported on behalf of the Young Residents JAC. Four new members joined in December. With the success of the Coat Drive, closets were filled at Cooper Elementary, Sugar Creek, Thomas Jefferson and Gravette. Goals for 2018 & 2019 include Fireflies and Tailgates, 2018 Coat Drive and possibly a Toy Drive. The Coat Drive brought in over 200 coats.

OLD BUSINESS

XI. 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 second and final reading of this proposed change.

Director Brandenburg made a motion to approve the proposed change, seconded by Director Nuttall.

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

XII. 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 second and final reading of this proposed change.

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

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

NEW BUSINESS

XIII. THREE BID WAIVER REQUEST. METFIELD POOL DECK PROJECT – BOARD VOTE

Mr. Judson put forth before the board a request to waive the requirement of obtaining three bids, in reference to the renovation of the pool deck at Metfield. Total cost is \$176,546, which is \$6,296 over budget.

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

The motion was presented for discussion.

Joan Glubczynski advised the Board that only one complete bid was submitted. Joan noted that the POA has previous experience with the vendor and historically their products and service have been up to the POA standards.

The motion passes unanimously.

XIV. FIVE YEAR FINANCIAL PLANNING TASK FORCE - BOARD VOTE (FYFPTF)

Management recommends the creation of a Five Year Financial Planning Task Force. The Objectives of this Task Force are as follows.

1. Assess the current financial state of the POA.
2. Anticipate the major capital projects, infrastructure needs, and operating obligations of the POA over a five-year period.
3. Forecast the financial state of the POA, both during and at the end of the five-year period, taking into account the major capital projects, infrastructure needs, and operating obligations.

4. Analyze all existing and possible new sources of revenue, expense savings, and external funding, if it is forecasted that there will be a financial shortfall. A possible revenue source may include, but is not limited to, an increase in the assessments for property owners.
5. Formalize recommendations back to the Board of Directors by June 30th•

The Task Force will be made up of the following individuals.

1. John Nuttall, Board Vice Chair
2. Bruce Portillo, Board Member
3. Tom Judson, COO
4. Dwain Mitchell, CFO
5. Bob Brooks, At Large Member of the Task Force
6. Mark Lundy, BKD (Non-Voting Position)
7. Leia Bush, Assistant to the COO and Corporate Secretary (Non-Voting Position)

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

The motion was presented for discussion.

Director Laury recommended that the FYFPTF consult the Strategic Plan of 2016.

The motion passes unanimously.

UPDATE ON H&H STUDY

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

XV. ANNOUNCEMENTS

A) GM Meeting - Thursday, February 8 at 2:30 p.m. at the Boardroom at the Country Club.

(This is a closed Executive Session).

B) Board of Directors Work Session - Thursday, February 15 at 8:00 a.m. at

The Boardroom at the Country Club.

C) Board of Directors Regular Meeting - Thursday, February 22 at 6:30 p.m. at the Boardroom at the Country Club.

XVI. ADJOURNMENT

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

Submitted:

Approved:

Leia Bush, Corporate Secretary

Ron Stratton, Board Chairman