

**BELLA VISTA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING (WORK SESSION)
FEBRUARY 15, 2018 ° 8:00 A.M. ° RIORDAN HALL**

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

BOARD MEMBERS VIA TELEPHONE: None.

BOARD MEMBERS ABSENT: Director Joshua Hart

OTHERS PRESENT: Chief Operating Officer Tom Judson, General Counsel Doug McCash, Director of Finance and Administration Dwain Mitchell, Corporate Secretary Leia Bush, six guests and one media representative.

I. CALL TO ORDER.

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

II. WORKING WITH THE CITY – FIRE TRAINING CENTER

Mr. Judson advised the Board that The City of Bella Vista would like to construct a fire training center on POA land. Such a center could lower the City's fire rating from a 4 down to a 3. This reduction in rating would result in a savings in home insurance for all property owners. The determined land is 10.26 acres at the intersection of Chelsea and Tudor. The City has been notified that this particular parcel tends to flood during heavy rains. The City would like to enter into a lease for the use of the parcel for 25 years, with five-year renewals to follow. They would lease the land at \$1.00 per year.

If the POA were to agree to this, the City would begin construction on the training center in 2019 or 2020.

Board will vote at the Regular Session Meeting on February 22, 2018.

III. PROPOSED BRANCHWOOD TRAILHEAD AND BEACH PLAYGROUND

Mr. Judson advised the Board on the intended Branchwood Trailhead and trail expansion. The following is a breakdown of the cost for the Trailhead and trail expansion.

- Concrete and grading work - \$25,000 (8-foot wide path)
- Trailhead signage - \$4,000

Mr. Judson advised the Board on the intended playground at The Beach at Lake Avalon which would include a 66' ZipKrooz® unit (low ground zip lines)

- 66' ZipKrooz dual bay including tax, delivery, installed with wood fiber fall surface and borders - \$47,668

Director Hatcher suggested changing the above to two separate motions. Will update for next week's meeting.

Board will vote at the Regular Session Meeting on February 22, 2018

IV. PROPOSED BRANCHWOOD PLAYGROUND EQUIPMENT

Mr. Judson advised the Board on the playground replacement at Branchwood.

The current playground equipment is 30 years old and not ADA compliant. Funds from the Branchwood Phase II reserve and the ADA reserve will be used to complete the project.

- Total cost for new equipment would be \$42,000.

Board will vote at the Regular Session Meeting on February 22, 2018

V. UPDATE ON 2013 COMPREHENSIVE AMENITIES NEEDS ASSESSMENT AND ACTION PLAN

Mr. Judson went over the 2013 Comprehensive Amenities Needs Assessment and Action Plan. All items were discussed. *See Attached*

IV. ANNOUNCEMENTS

- A. Board of Directors Regular Meeting - Will be held on Thursday, February 22nd at 6:30 p.m. at Country Club Boardroom.

V. ADJOURNMENT

Chairperson Stratton adjourned the meeting at 8:49 A.M.