

BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
February 22, 2018 6:30 P.M. Country Club Board Room

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

BOARD MEMBERS VIA TELEPHONE: None

BOARD MEMBERS ABSENT: Directors Joshua Hart and Pat Laury

PROXY: Director Nuttall was given Director Laury's Proxy

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. APPROVAL OF MINUTES

General Counsel Doug McCash entertained a motion from Director Abrahamson to approve the minutes from the January 18, 2018, 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 Hatcher to approve the minutes from the January 25, 2018, Regular Meeting, seconded by Director Portillo.

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

IV. CANDIDATE BALLOT LOTTERY – Election Committee

Tom Throne and Ann Dahlke of the Election Committee conducted the 2018 Board of Directors Lottery. This will advise the order in which the Candidates for the Board will appear on all material going forward. The order is as follows, Mary Sinkus, Patrick Laury, David Whelchel, Louis "Lou" Wallman, Jerre Barron Jr., William "Rex" Butler, Jerold "Jerry" Hover, William "Bill" Barr and Mike Abb.

V. FINANCIAL REPORT BY DWAIN MITCHELL, TREASURER

Dwain Mitchell reported on the January 2018 financials. The finalized reports are available here.

<https://bellavistapoa.com/wp-content/uploads/2018/02/Website-Financials-01.31.18.pdf>

VI. RESPONSE TO PREVIOUS OPEN FORUM COMMENTS

Chairperson Stratton addressed the upcoming Financial Overview with the Board of Director Candidates. This meeting is scheduled for March 16, 2018, at 9:00 am.

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

George Stevenson, 1 Farnham Dr. addressed the Board in regards to the Berksdale Golf Course. He questioned if Berksdale Golf Course is unable to be fixed and is turned into a park, how does the POA plan to police usage.

Chairperson Stratton advised that nothing has been decided at this time. The Valley Task Force will communicate the findings of the Hydrology Study to the membership on March 13 @ 10:00 am and March 15 @ 4:00 pm. The Board will present options to the community at a later date.

VIII. JOINT ADVISORY COMMITTEE REPORTS

(A) Lakes

Director Nuttall reported on behalf of the Lakes JAC. Lake drawdowns are over and the dams were closed on February 15. Fisheries dept. conducted a study on Large Mouth Bass. Two lake ranger positions are open and needing to be filled. The donated Christmas trees have made their new home as fish habitats in Lake Windsor. The door to the Lake Avalon Heated dock may be closed and locked at various times. This is due to numerous issues with vandalism. Bathroom renovations at Tanyard Creek have started. The opening day at the Beach at Lake Avalon is scheduled for May 26, 2018.

(B) Recreation

Gary Griffin reported on behalf of the Recreation JAC. The report included an update on all Recreation facilities and amenities. Gary added that there will be a couple of openings on the Recreation JAC. Applications should be turned into the Corporate Secretary, Leia Bush before the end of March 2018.

(C) Golf

Bill Barr reported on behalf of the Golf JAC. Charlie Teal presented plans for the APT golf tournament that is scheduled for the week of June 4 at Highlands Golf Course. Due to weather, the Dogwood bunker project has been delayed. Opening of the course is scheduled for the week of March 12, 2018. Keith Imes advised that Winter Kill may be possible this year due to a late winter period. Golf Fest is on April 14, 2018. Ping and Golf Buddy have been added as vendors. Sand and Suds will be scheduled for some time in May, this will be a family friendly event to repair divots on the course. Change in Tee times at Country Club, to only be available on Mondays, Wednesday and Fridays. This change will improve the contour patterns on the fairways.

(D) Community Involvement

Caleb Ellicott reported on behalf of the Young Residents JAC. Discussed the start of the Recycling Initiative. Reviewed the budget and changes for the 2018 Fireflies and Tailgating that is scheduled for June 16, 2018. Customer Service Survey approval and implementation.

OLD BUSINESS

None

NEW BUSINESS

IX. WORKING WITH THE CITY – FIRE TRAINING CENTER – BOARD VOTE

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 four down to a three. 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 was 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.

Director Nuttall 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.

X. MULTIYEAR PLAN FOR THE COMMUNITY'S PLAYGROUND EQUIPMENT – Director of Recreation and Wellness, Joan Glubczynski presented a power point presentation to include a breakdown of all playground updates through 2020.

XI. PROPOSED BRANCHWOOD TRAILHEAD and CONNECTING TRAIL – BOARD VOTE

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

Director Nuttall made a motion to approve the Trailhead and Connecting Trail, second by Director Abrahamson.

The motion was presented for discussion.

Director Portillo questioned how wide the existing trail is. It is currently 4 ft. wide.

The motion passes unanimously.

PROPOSED NEW PLAYGROUND AT THE BEACH at LAKE AVALON – BOARD VOTE

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 made a motion to approve the install of the playground at The Beach at Lake Avalon, second by Director Whelchel.

The motion was presented for discussion.

Mr. Judson stated that at a previous board meeting a member advised that vehicles often speed through the area around the Beach. The member asked if we could look into reducing the speed in that area. Mr. Judson advised that he has received a response from the city and they will be reducing the speed.

The motion passes unanimously.

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.

Director Nuttall made a motion to approve the install of the playground at Branchwood, second by Director Hatcher.

The motion was presented for discussion.

Directors Hatcher and Portillo requested clarification on the definition of an ADA playground. Ms. Glubczynski advised that the ADA portion refers to the accessibility and play of the equipment.

Director Brandenburg questioned if Branchwood has the biggest need for an updated playground. Ms. Glubczynski advised that because of the updates to Branchwood and the frequent use of the facility, this is the best one to update at this time.

The motion passes unanimously.

XII. CONSTRUCTION UPDATE ON THE COUNTRY CLUB AND BRANCHWOOD.

Mr. Judson advised the Board that the tentative date for the opening of the Country Club and BV Bar & Grill is March 15, 2018.

Mr. Judson advised that Branchwood construction should start early to mid-March. 3-4 weeks later the building will close for construction.

XIII. ANNOUNCEMENTS

A. GM Meeting – Thursday, March 8 at 2:30 p.m. in the Boardroom at the Country Club
(This is a closed session).

B. Bella Vista Flood Study Presentation – Tuesday, March 13 at 10:00 a.m. at Riordan Hall.

C. Board of Directors Work Session – Thursday, March 15 at 8:00 a.m. in the Boardroom at the Country Club.

D. Bella Vista Flood Study Presentation – Thursday, March 15 at 4:00 p.m. at Riordan Hall.

E. Board of Directors Regular Meeting - Thursday, March 22 at 6:30 p.m. in the Boardroom at the Country Club.

XIV. ADJOURNMENT

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

Submitted:

Approved:

Leia Bush, Corporate Secretary

Ron Stratton, Board Chairman