

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

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

BOARD MEMBERS VIA TELEPHONE: None

BOARD MEMBERS ABSENT: Director Ruth Hatcher

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 Bush.

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 Nuttall to approve the minutes from the February 15, 2018, 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 Abrahamson to approve the minutes from the February 22, 2018, Regular Meeting, seconded by Director Portillo.

The minutes were presented for discussion. Director Brandenburg notated Director Hart was listed as both present and absent on minutes. Corrected minutes have Director Hart as absent for the February 22, 2018, Regular Meeting.

The motion passed unanimously.

IV. FINANCIAL REPORT BY DWAIN MITCHELL, TREASURER

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

<https://bellavistapoa.com/wp-content/uploads/2018/03/Feb-2018-Website-Financials.pdf>

V. RESPONSE TO PREVIOUS OPEN FORUM COMMENTS

NONE

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

NONE

VII. JOINT ADVISORY COMMITTEE REPORTS

(A) Lakes

Director Nuttall reported on behalf of the Lakes JAC. Lakes are now full from the drawdown. The group reviewed the Hydrology Study. Lake water sampling starts April 1, 2018. Four new Lake Rangers start at the end of March.

(B) Recreation

Gary Griffin reported on behalf of the Recreation JAC. The report included an update on all Recreation facilities and amenities. The Tanyard Creek Restrooms were recently updated and look great. Sixty-five attendees were at the New Residents Meeting on March 10, 2018, very pleased with increasing turnouts. Gary received four applications for committee openings and will be interviewing candidates.

(C) Golf

Bill Barr reported on behalf of the Golf JAC. CC #5 and CC 3# had minor flood damage. Dogwood bunkers are complete. Golf Ops and Golf Maintenance had their first Q&A and had about 20 attendees. Golf Expo was well attended; it was suggested to arrange the tables by the day of the week, thus making it easier for the golfers to locate groups. Golf Operations is seeking funding for a new monitor; this will help with fittings. Meetings will now be at 4:00 p.m. on the 2nd Wednesday of the month.

(D) Community Involvement

Sylvia Melancon reported on behalf of the Young Residents JAC. They discussed their Five Year plan for the playgrounds. Recycling Centers are in the works where Bella Vista residents can drop off their recyclables and then have those items will be transferred to the larger Bella Vista Recycling Center. Fireflies and Tailgates will be held on June 16, 2018.

OLD BUSINESS

None

NEW BUSINESS

VIII. CAPITAL REQUEST – CLUB FITTING SYSTEM & GOLF SIMULATOR

Mr. Judson presented to the Board a Capital Request for a Flight Scope launch monitor. The current one is from 2009 and is outdated. The new one would have a golf simulator program that could eventually increase revenues during the wet and cold winter months. The new Flight Scope would cost \$17,160 and include the Flight Scope X3 Sensor, one year

support, projector, screen, netting, assembly, sales tax. The total includes a \$4,000 trade in for our old unit.

Director Brandenburg made a motion to approve the addition of a new capital project and spending \$17,160 for a Flight Scope for Tanyard Creek, seconded by Director Nuttall.

The motion was presented for discussion. Director Nuttall asked is it would be available for Golf Fest. Mr. Judson advised that he did not see it arriving in time. Director Laury asked if the simulator would be available in the evenings. Mr. Judson advised that the availability would be adjusted to demand. The motion passes unanimously.

IX. UPDATE ON FIVE YEAR FINANCIAL PLANNING TASK FORCE

Mr. Judson updated the Board on the FYFPTF. The second meeting is complete, and CFO Dwain Mitchell has been tasked with finding the best of the best revenue and cost savings ideas. Those ideas will be presented at the next meeting on April 3, 2018.

X. UPDATE ON COUNTRY CLUB RENOVATION

Mr. Judson advised the Board that the opening of the Country Club and BV Bar & Grill is by the end of March.

XI. UPDATE ON BRANCHWOOD RENOVATION

Mr. Judson advised that Branchwood construction is stalled due to Carrol Electric. Once electric is rerouted, construction should start. 3-4 weeks later the building will close for construction.

XII. ANNOUNCEMENTS

- A) Valley Task Force – Options Presentation, Tuesday, April 10th at 4:00 p.m. at Riordan Hall.
- B) GM Meeting – Thursday, April 12th at 2:30 p.m. in the boardroom at the Country Club (this is a Closed Session)
- C) Board of Directors Work Session – Thursday, April 19th at 8:00 a.m. in the boardroom at the Country Club.
- D) Board of Directors Regular Meeting – Thursday, April 26th 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