

**BELLA VISTA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING (WORK SESSION)
APRIL 19, 2018 ° 8:00 A.M. ° COUNTRY CLUB BOARDROOM**

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

BOARD MEMBERS VIA TELEPHONE: Director David Whelchel

BOARD MEMBERS ABSENT: Directors Joshua Hart and Patrick Laury

PROXY: Director Nuttall had the proxies for Directors Hart and Laury.

OTHERS PRESENT: Chief Operating Officer Tom Judson, General Counsel Doug McCash, Director of Finance and Administration Dwain Mitchell, Corporate Secretary Leia Bush, Director of Recreation & Wellness, Joan Glubczynski and Director of Marketing and Communications Kim Carlson, twelve guests and one media representative.

I. CALL TO ORDER.

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

II. OPEN FORUM – PROPERTY OWNER COMMENTS

Tommy Freytag – Mr. Freytag commended the Board for all the work and hours that they have spent on the H&H Study and the presentations to the membership. Mr. Freytag requested clarification on a few items since he was unable to attend the April 10, 2018 meeting.

Bob Brooks – Mr. Brooks brought forth possible violations regarding Vice Chairperson Nuttall and public communications. Mr. Brooks referenced Policy 6.02: Official POA Publication and Release of Information, Section I items 3 & 4. Mr. Brooks presented documents which he claims substantiated his complaint against Vice Chairperson Nuttall.

Billy Beverage – Mr. Beverage advised the Board he surveyed a group of golfers on the options presented for Berksdale and Kingswood. He presented the states and advised that they would like both courses to stay open.

Randy Wyatt – Mr. Wyatt inquired about the number of additional options brought in through member emails.

Steve McKee – Mr. McKee stated that we need to focus on the Big Picture and maintain Bella Vistas front porch.

III. POD CAMPING – CAPITAL REQUEST

Joan Glubczynski presented to the Board a request to order a pre-fabricated POD to utilize for camping at Blowing Springs. To reserve a POD for an August delivery, we need to provide the distributor with a 50% deposit. The cost of the POD is \$18,500. The total cost of the project, including delivery, installation, utility hook up, and furnishings is \$22,000.

Board will vote at the Regular Board Meeting on April 26, 2018.

IV. 2017 AUDIT FINANCIAL STATEMENTS

Mr. Judson reviewed the financial audit statements along with the opinion from BKD advising that the financial statements referred to above are presented fairly.

Board will vote at the Regular Board Meeting on April 26, 2018.

V. UPDATE ON ELECTION

Mr. Judson provided the Board with an update on the Board of Directors Election. Currently, voting is at 8%.

VI. UPDATE ON THE BEACH AT LAKE AVALON

Mr. Judson provided the Board with an update on The Beach at Lake Avalon. The first tour will be May 8th at 4:00 pm. Completion is still on time, and a grand opening is scheduled for May 26, 2018.

VII. UPDATE ON BRANCHWOOD

Mr. Judson provided the Board with an update on the construction at Branchwood. We are currently still 3-6 weeks out from closure.

VIII. ANNOUNCEMENTS

a) Board of Directors Regular Meeting – Will be held on Thursday, April 26th at 6:30 p.m. at the Boardroom at the Country Club.

IX. ADJOURNMENT

Chairperson Stratton adjourned the meeting at 9:08 A.M.