

BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
April 26, 2018 6:30 P.M. Country Club Board Room

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

BOARD MEMBERS VIA TELEPHONE: None

BOARD MEMBERS ABSENT: Director Joshua Hart

PROXY: Director Nuttall held Director Hart'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 Golf Maintenance Keith Ihms, Director of Marketing and Communication Kim Carlson.

I. CALL TO ORDER

Chairperson Stratton called the meeting to order at 6:30 p.m. There were fifty-five members in attendance, as well as one media representative.

II. PLEDGE OF ALLEGIANCE

III. CELEBRATING SUCCESS

Mr. Judson presented Tommi Carter, Kamilah Beaver, Casey Jo Walters, Danielle Dornan (Absent) and Kristy Frietag for OUTSTANDING customer service.

IV. APPROVAL OF MINUTES

General Counsel Doug McCash entertained a motion from Director Abrahamson to approve the minutes from the March 15, 2018, Work Session, seconded by Director Nuttall.

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 March 22, 2018, Regular Meeting, seconded by Director Abrahamson.

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 April 19, 2018, Executive Session Meeting, seconded by Director Whelchel.

The minutes were presented for discussion. There was no discussion. Directors Hart and Laury abstain.

V. FINANCIAL REPORT BY DWAIN MITCHELL, TREASURER

Dwain Mitchell reported on March 2018 financials. The finalized reports are available here. <https://bellavistapoa.com/wp-content/uploads/2018/04/March-2018-Website-Financials.pdf>

VI. RESPONSE TO PREVIOUS OPEN FORUM COMMENTS

NONE

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

Jerre Barron Jr – Advised the Board that he is not in favor of proposal #2 (see below) on the proposition statement. Mr. Barron asked the Board, how they measure their success.

Tommy Frietag – Addressed the Board on a survey he conducted. 363 members answered with 67% restore Berksdale to 18 holes and continue with 6 golf courses, 9% close Berksdale and Kingswood and build a new course on ARKMO land, 6% close Kingswood and Berksdale and operate with 4, 18% close Berksdale and operate with 5 golf courses. Mr. Frietag advised he feels proposals #1 and #2 (see below) should not be voted on this evening.

Roger Scoles – Advised the Board that he would like to keep the nine holes of Berksdale open.

Linda DeShon – Requested the Board look into Measurable statistics.

Kathy Keller – Inquired about the “parks” that may replace Berksdale and Kingswood. Will they be open to the public? How much will it cost?

Ron Corn – Requested a delay in the decision on the closure of Berksdale.

Angela Robinson – Advised she is not 100% in favor of closing Berksdale and Kingswood, however she would like to see something done that would be beneficial to the community.

Mary Lou Frost – Advised the Board that she read the H&H study and that she feels the outcome of the study is scary. Ms. Frost advised that she feels that the Board is on the right track.

Unknown – Inquired what financial plans were being made if Berksdale and Kingswood were closed.

Billy Beverage – Advised that closing Berksdale would be a premature decision.

Dustie Meads – Requested the Board allow more time for input from the community.

Lou Wallman – Requested info on who “partner,” refers to in the Proposition Statement. Mr. Wallman also requested the current board refrain from voting, and let the next Board make the decisions.

Gene Young – Advised he agrees that we need an assessment increase, however it is hard to understand why we need one when we are spending so much money.

Mike DeShon – Requested clarification on a question asked at the Board Work Session on 4.19.18.

Mike Moles – Requested that the Board focus on the aesthetics when considering any renovations.

Susan Wyatt – Requested clarification on Scotsdale renovations and costs.

Dick Hartman – Requested clarification on the replacement of bridges vs. repurposing at Berksdale and Kingswood. Mr. Hartman also requested clarification on why the new Player tags are checked so often.

VIII. JOINT ADVISORY COMMITTEE REPORTS

(A) Lakes

Director Nuttall reported on behalf of the Lakes JAC. Discussed fish farming expeditions. Expected 125,000 Saugeye that will go to the lakes. Small donation of sailfish from the DNR. Next year, the POA hopes to have the first breeding of walleye. Also preparing a recommendation to the Board to complete a drawdown of Lake Windsor.

(B) Recreation

Gary Griffin reported on behalf of the Recreation JAC. Discussed the new member addition of Mr. Chris Stockman. Riordan Tennis has been actively busy. Metfield classes are full. Discussion of a possible dog park on the east side by Castleford and Trafalgar.

(C) Golf

Bill Barr reported on behalf of the Golf JAC. Advised of the Golf Committees recommendations regarding the Valley Decision. #1. Nine holes currently closed on Berksdale should remain closed permanently. The Golf Committee concurs with the closure, taking into consideration the financial aspect along with the irrigation at Berksdale being the oldest in the POA. #2. Close the remaining nine holes on Berksdale as of 12.31.18 and develop a Country Club masterplan and start repairs at the CC. The Golf Committee concurs with the closure; it will save 150k per year in additional maintenance cost. #3. Engage a consultant to analyze future golf needs. The Golf Committee agrees, the scope should include golf needs only and exclude real-estate analysis and ARKMO. Request that the verbiage concerning Kingswood be strengthened to indicate it would remain open.

#4. Disband the Valley Task Force. Golf Committee concurs. #5. Create Vision 2020 task force. Golf Committee concurs. #6. Golf Management to develop a financial masterplan. Golf Committee concurs.

(D) Community Involvement

Dylan Shaddox reported on behalf of the Community Involvement JAC. They discussed their Fireflies and Tailgates that will be held on June 16, 2018.

OLD BUSINESS

None

NEW BUSINESS

IX. PROPOSAL #1 TO BE CONSIDERED BY THE BOARD – BOARD VOTE

#1. The 9 holes of Berksdale that are currently closed should remain permanently closed.

Director Hatcher made a motion to approve the proposal, seconded by Director Portillo.

The motion was presented for discussion. Director Nuttall addressed the audience and advised he would not make a motion to table the proposal. Director Brandenburg advised that he was the last one to agree with the closure, but that the land needs to be repurposed. Director Laury advised that Keith Ihms has put together some options for the future of the Berksdale property. The motion passes unanimously.

X. PROPOSAL #2 TO BE CONSIDERED BY THE BOARD – BOARD VOTE

#2. The 9 holes of Berksdale that are open should remain open until December 31st of this year. During this same time, a Country Club Master Plan should be finalized, and required permitting should be pursued for actions to better protect the Country Club golf course. The remaining 9 Berksdale holes that are open should then be closed, with those resources re-directed toward protecting the Country Club golf course, with a focus on streambank stabilization and other efforts to make it more damage-resistant to flooding. The entire Berksdale course should receive basic maintenance to retain the general beauty.

Director Brandenburg made a motion to approve the proposal, seconded by Director Abrahamson.

The motion was presented for discussion. Director Laury requested clarification on why the permanent closure. Director Hatcher gave a couple of the reasons for the 12.31 date. 1. Golf Maintenance can finish out the leases on the leased equipment 2. Directors of Golf Maintenance will have time to make room for the Berksdale employees at other areas. The motion passes unanimously.

XI. PROPOSAL #3 TO BE CONSIDERED BY THE BOARD – BOARD VOTE

#3. We will engage an independent consultant to provide objective facts and data about current and future golf demand in Bella Vista. Depending on those results, further analyses could include real estate potential and engineering related to ARKMO, but not at this time. As information is gathered in this step-wise progression, the Board will ultimately be tasked with choosing between three alternatives:

- a) Having only four 18-hole golf courses
- b) Continuing to direct resources into Kingswood as a fifth 18-hole course
- c) Closing Kingswood and developing ARKMO in a manner that includes a sustainable fifth 18-hole golf course. If this option were chosen, it would be ideal to manage a transition without a gap in time where Kingswood was closed and ARKMO was not yet open. However, we realize this is both financial and weather dependent.

Director Laury made a motion to approve the proposal, seconded by Director Whelchel.

The motion was presented for discussion. Director Hatcher advised this report would be strictly for the demand and not include real-estate property analysis. Motion passes 8-1. On behalf of Director Hart, Vice Chairperson Nuttall utilized Director Hart's proxy to vote against the proposal.

XII. APPROVAL OF ANNUAL AUDITED FINANCIAL STATEMENTS – BOARD VOTE

Mr. Judson requested approval of the Annual Audited Financial Statements. All statements were reviewed and approved by the Audit Committee. Mr. Judson announced that the POA received a clean audit with no adjustments.

Director Abrahamson motioned to approve the 2017 Audited Financial Statements, seconded by Director Hatcher. The motion passes unanimously.

XIII. UPDATE ON THE BEACH AT LAKE AVALON

Mr. Judson gave an update on The Beach. Still on target for the grand opening date of May 26, 2018.

XIV. UPDATE ON THE BRANCHWOOD RENOVATION

Mr. Judson gave an update on Branchwood. It will be closing for construction towards the end of May.

XV. POD CAMPING CAPITAL REQUEST – BOARD VOTE

Mr. Judson presented to the Board a request to order a pre-fabricated POD 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.

Director Nuttall motioned to approve the deposit for a POD, seconded by Director Whelchel.

The motion was presented for discussion. Director Laury asked if the POD is built on a foundation. Motion carried.

XVI. ANNOUNCEMENTS

- A) GM Meeting – Thursday, May 10 at 2:30 p.m. in the boardroom at the Country Club (this is a Closed Session)
- B) Annual Meeting – Tuesday, May 15 at 6:00 p.m. at Riordan Hall.
- C) Board of Directors Work Session – Thursday, May 17 at 8:00 a.m. in the boardroom at the Country Club.
- D) Board of Directors Regular Meeting – Thursday, May 24 at 6:30 p.m. in the boardroom at the Country Club.

XIV. EXECUTIVE SESSION

Mr. Abrahamson made a motion to go into Executive Session, following the conclusion of the Regular Meeting. The motion was seconded by Chairperson Stratton. Motion carried unanimously.

XV. ADJOURNMENT

Chairperson Stratton adjourned the meeting at 9:05 p.m.

Submitted:

Approved:

Leia Bush, Corporate Secretary

Ron Stratton, Board Chairman