

**BELLA VISTA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING (WORK SESSION)
MAY 17, 2018 ° 8:00 A.M. ° COUNTRY CLUB BOARDROOM**

BOARD MEMBERS PRESENT: Chairperson Pro-Tem Ruth Hatcher, Directors, Bruce Portillo, David Brandenburg, Patrick Laury, Jim Abrahamson.

BOARD MEMBERS VIA TELEPHONE: None

BOARD MEMBERS ABSENT: Director Joshua Hart, Director David Whelchel and Chairperson Stratton.

PROXY: Director Abrahamson had the proxy for Chairperson Stratton.

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

I. CALL TO ORDER.

Chairperson Pro-Tem Hatcher called the meeting to order at 8:00 a.m.

II. ARKANSAS NATURAL RESOURCES COMMISSION/ WATER LOAN (RESOLUTION)

Mr. Judson brought forth a possible loan opportunity for the Water Department. The loan would be through The Arkansas Natural Resources Commission. The initial application deadline is the end of May. Management is seeking approval from the board to start the application, this requires the approval of two resolutions. Resolution 2018-01 and Resolution 2018-02.

Resolution Vote:

Director Laury made a motion to approve Resolution 2018-01, Director Brandenburg seconded the motion.

The motion was presented for discussion. The motion passed unanimously.

Director Laury made a motion to approve Resolution 2018-02, Director Abrahamson seconded the motion.

The motion was presented for discussion. There was none. The motion passed unanimously.

*** Subsequent to this meeting, it was determined that the POA was no longer eligible for this loan.*

III. UPDATE ON SCOTSDALE GOLF COURSE

Mr. Judson advised that the work on Scotsdale #12 has already begun.

The Board questioned if accommodations had been made for the employees of Scotsdale and also those of Branchwood. Mr. Judson advised that our best efforts were being used to move employees around to other open positions within the POA.

III. CAPITAL REQUEST – SCOTSDALE PUMP STATION REPAIRS/IMPROVEMENT

Mr. Judson advised that this was covered at the May 10, 2018, Executive Session. A repair is usually covered under our Operating Budget, while a complete renovation is covered under a Capital Budget.

IV. PROPOSAL TO LOWER LAKE WINDSOR IN 2018

Mr. Judson informed the Board of a Lakes Committee recommendation. For the 2018-2019 winter season, the Lakes Committee would like to recommend the lowering of Lake Windsor. The lowering would allow homeowners and the POA to address dock issues etc. In addition, the advance warning gives homeowners a better chance to hire contractors.

Board will vote at the Regular Board Meeting on May 24, 2018.

V. UPDATE ON BEACH AT LAKE AVALON

Mr. Judson provided the Board with an update on the Beach at Lake Avalon. The swim line was installed as of May 16th, 2018. The opening will be May 26th at 11:00 a.m.

VI. UPDATE ON THE CONSTRUCTION PROGRESS AT BRANCHWOOD

Mr. Judson provided the Board with an update on Branchwood. The extension is going well and the closure of the building is scheduled for the end of May.

VII. ANNOUNCEMENTS

- a) Board of Directors Regular Meeting – Will be held on Thursday, May 24th at 6:30 p.m. in the Boardroom at the Country Club.
- b) Board GM Meeting – Will be held on Tuesday, June 12th at 2:30 p.m. in the Boardroom at the Country Club. ***Note change in date of meeting.**
- c) Board of Directors Work Session – Will be held on Tuesday, June 19th at 8:00 a.m. in the Boardroom at the Country Club. ***Note change in date of meeting.**
- d) Board of Directors Regular Meeting – Will be held on Thursday, June 28th at 6:30 p.m. in the Boardroom at the Country Club.

VIII. ADJOURNMENT

Chairperson Pro-Tem Hatcher adjourned the meeting at 9:15 A.M.