

**BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING (REGULAR SESSION)
MAY 24, 2018 6:30 P.M. COUNTRY CLUB BOARDROOM**

BOARD MEMBERS PRESENT: Chairperson Pro-Tem Ruth Hatcher, Directors Pat Laury, David Brandenburg, David Whelchel and Jim Abrahamson.

BOARD MEMBERS VIA TELEPHONE: None

BOARD MEMBERS ABSENT: Chairperson Stratton and Director Portillo

PROXY: Director Abrahamson had the proxy for Chairperson Stratton; Director Brandenburg had the proxy for Director Portillo

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, Director of Recreation and Wellness Joan Glubczynski, Newly Elected Board Members Jerry Hover and Mary Sinkus.

I. CALL TO ORDER

Chairperson Pro-Tem Hatcher called the meeting to order at 6:30 p.m. There were fifteen members in attendance, as well as one media representative.

II. PLEDGE OF ALLEGIANCE

III. CELEBRATING SUCCESS

Mr. Judson presented John Urquhart of our Lakes and Fisheries department. He was nominated for his customer service and guidance at the Gun Range.

Mr. Judson presented Bernie Purser of our recreation division department. She was nominated for her continuous assistance with Recreation and Wellness events.

IV. APPROVAL OF MINUTES

General Counsel Doug McCash entertained a motion from Director Abrahamson to approve the minutes from the April 19, 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 Laury to approve the minutes from the April 26, 2018, Regular Meeting, seconded by Director Whelchel.

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

- V. General Counsel Doug McCash entertained a motion from Director Laury to approve the notes from the April 26, 2018, Executive Session Meeting, seconded by Director Whelchel.

The notes were presented for discussion. Director Laury requested reading of the names of the Directors who voted for removal. Those include Directors Portillo, Abrahamson, Hatcher, Whelchel and Brandenburg along with Chairperson Stratton. Director Laury abstained and Director Hart was absent. Director Hart made a statement to the board that he did not agree with the removal of John Nuttall. The motion passed with Director Laury abstaining and Director Hart against.

- VI. General Counsel Doug McCash entertained a motion from Director Laury to approve the notes from the May 10, 2018, Executive Session Meeting, seconded by Director Abrahamson.

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

- VII. General Counsel Doug McCash entertained a motion from Director Abrahamson to approve the minutes from the May 18, 2018, Executive Session Meeting, seconded by Director Brandenburg.

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

VIII. FINANCIAL REPORT BY DWAIN MITCHELL, TREASURER

Dwain Mitchell reported on April 2018 financials. The finalized reports are available here. <https://bellavistapoa.com/wp-content/uploads/2018/05/April-2018-Website-Financials.pdf>

IX. RESPONSE TO PREVIOUS OPEN FORUM COMMENTS

Chairperson Pro-Tem Hatcher addressed the large number of comments and concerns that were shared at last month's meeting. Chairperson Stratton and / or Mr. Tom Judson addressed many of the questions immediately at the meeting. Ms. Hatcher encouraged property owners to review the information that is available on the POA website.

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

Dylan Shaddox – Would like to encourage the membership to participate.

Charlie Teal – President of the BV Foundation, made a statement about the APT Pro-Am going on from June 4 - June 9.

XI. JOINT ADVISORY COMMITTEE REPORTS

(A) Lakes – Mr. Judson reported on behalf of the Lakes JAC. The new covered dock at Lock Lomand is completed with 19 out of 20 slips already rented out. All Lake Ranger positions have been staffed at this time. The Kids Fishing Derby will take place on May 26, 2018 at Lake Ann. Kayak Demo Day is June 2, 2018 at Lake Ann. Mr. Judson advised that there is also a recommendation on the agenda from the JAC to lower Lake Windsor this year.

(B) Recreation – Debbie Sorenson reported on behalf of the Recreation JAC. Branchwood closes on May 29. Beach at Lake Avalon is set to open on May 26. The Gun Range had the best April ever! New playground equipment will be installed at Lake Avalon and Branchwood. The quarterly new resident meet and greet will be at 9:00 am on June 30 at the Country Club.

(C) Golf – Bill Barr reported on behalf of the Golf JAC. New to Golf program is being introduced for those new to golf. Play Managers have been a great help.

(D) Community Involvement – Dylan Shaddox reported on behalf of the Com. Inv. JAC. There are a couple openings on the committee. Fireflies and Tailgates is June 16 at Blowing Springs.

OLD BUSINESS

None

NEW BUSINESS

XII. SCOTSDALE GOLF COURSE UPDATE – KEITH IHMS

Mr. Ihms provided an update on Scotsdale. Green #12 slope has been corrected to a slope of 1.5-2%. Staff is working currently on the outer edges. During the week of June 4, sprigging will begin on the 14 greens that need to be re-done.

XIII. CAPITAL PROJECT – SCOTSDALE PUMP (APPROVED DURING THE MAY 10TH EXECUTIVE SESSION)

As covered in the executive summary reading, this request went from an Operating expense to a Capital expense.

XIV. PROPOSAL TO LOWER LAKE WINDSOR THIS WINTER (BOARD VOTE)

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

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

The motion was presented for discussion. Director Laury asked if the lakefront owners will be able to express their concerns over the lake being lowered. Mr. Judson advised that the conversation thus far has been very positive. Motion passed unanimously.

XV. UPDATE ON THE BEACH AT LAKE AVALON

Ms. Glubczynski provided an update on the progress at the Beach. A ribbon cutting will be held on May 26 at 10:45 am. Opening will commence at 11:00 am.

UPDATE ON THE BRANCHWOOD RENOVATION

Ms. Glubczynski provided an update on the renovation at Branchwood. Closure will take place on May 29 and will be down for about four months. Disc Golf will be available in late June. Tours will be the second Tuesday of the month at 4:00 pm.

XVI. ANNOUNCEMENTS

- A) GM Meeting – Tuesday, June 12 at 2:30 p.m. in the Boardroom at the Country Club (this is a Closed Session) ***Note change in date of meeting.**
- B) Board of Directors Work Session – Tuesday, June 19 at 8:00 a.m. in the Boardroom at the Country Club. ***Note change in date of meeting.**
- C) Board of Directors Regular Meeting – Thursday, June 28 at 6:30 p.m. in the Boardroom at the Country Club.

XVII. ADJOURNMENT

Chairperson Pro-Tem Hatcher adjourned the meeting at 7:30 p.m.

Submitted:

Approved:

Leia Bush, Corporate Secretary

Ron Stratton, Board Chairman