

**BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING (REGULAR SESSION)
JUNE 28, 2018 6:30 P.M. COUNTRY CLUB BOARDROOM**

BOARD MEMBERS PRESENT: Chairperson Ruth Hatcher, Vice-Chairperson Jim Abrahamson, Directors David Brandenburg, David Whelchel, Mary Sinkus, Jerry Hover, Mike Abb and Bruce Portillo.

BOARD MEMBERS VIA TELEPHONE: None

BOARD MEMBERS ABSENT: Director Pat Laury

PROXY: Director Brandenburg had the proxy for Director Laury.

OTHERS PRESENT: Chief Operating Officer Tom Judson, Treasurer and Director of Finance and Administration Dwain Mitchell, General Counsel Doug McCash, Human Resources Admin Kim Graves and Corporate Secretary Leia Bush,

I. CALL TO ORDER

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

II. PLEDGE OF ALLEGIANCE

III. CELEBRATING SUCCESS

Ms. Graves introduced Mr. Erik Fitchue who was nominated by the Bella Vista Garden Club for his tremendous support in assisting them in their 2018 spring banquet.

IV. APPROVAL OF MINUTES (BOARD VOTE)

General Counsel Doug McCash entertained a motion from Director Abrahamson to approve the minutes from the May 17, 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 Sinkus to approve the minutes from the May 24, 2018, Regular Meeting, seconded by Director Abrahamson.

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

V. SELECTION OF NEW BOARD MEMBER (BOARD VOTE)

Chairperson Hatcher entertained a motion from Vice-Chairperson Abrahamson to approve Mike Abb for the interim board position, seconded by Director Portillo. Director Abb will serve a one-year term.

Five directors voted in favor, one apposed and two abstained. The motion passed.

VI. FINANCIAL REPORT BY DWAIN MITCHELL, TREASURER

Dwain Mitchell reported on May 2018 financials. The finalized reports are available here. <https://bellavistapoa.com/wp-content/uploads/2018/06/May-2018-Website-Financials.pdf>

VII. RESPONSE TO PREVIOUS OPEN FORUM COMMENTS

- A. Resident Dylan Shaddox, encouraged the membership to get involved.
- B. Resident Charlie Teal, Gave an update on the APT event.

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

None

IX. JOINT ADVISORY COMMITTEE REPORTS

(A) Lakes – Director Brandenburg reported on behalf of the Lakes JAC. Rick Echols advised about the fertilization program on Lake Ann and Lock Lomond. A Committee Task Force was formed to help bring clarity to the dependent ID card/guest program. Drawdown for Lake Windsor has been approved by the Board.

(B) Recreation – Gary Griffin reported on behalf of the Recreation JAC. Advised on all the POA amenities. Beach at Lake Avalon has been busy. Meet and Greet scheduled for June 30 has 65 people scheduled. Gary also provided an update on exiting and incoming committee members.

(C) Golf – Susan Nuttall reported on behalf of the Golf JAC. Advised of the Golf Task Force schedule: July 5 – Planning Meeting; July 10 – Public Meeting, seeking public input; July 11 recommendations will be formed. Susan added that there will be a new tournament for the Alzheimer’s foundation, called “The Longest Day”, it will take place on Aug. 18. Be on the lookout for more information.

(D) Community Involvement – Caleb Ellicott reported on behalf of the Com. Inv. JAC. Testing on the water at the Beach at Lake Avalon is good and is passing. No meeting for the month of July.

OLD BUSINESS

None

NEW BUSINESS

X. COUNTRY CLUB GOLF COURSE & STREAMBANK ARCHITECT SEARCH - RFQ

Mr. Judson went over the timeline for the Architect search. Final decision will be made by July 28th. Directors Whelchel and Abrahamson gave a brief background on RFQ and RFP.

XI. PROPOSED NEW COMMUNITY CENTER – NOTICE OF PUBLIC MEETINGS

Mr. Judson proposed the dates for the public meetings. Sessions will be held at Riordan Hall on Monday, July 23rd at 6:00 p.m. and Tuesday, July 24th at 8:00 a.m. Director Portillo requested Joan Glubczynski and Hastings and Chivetta be available for these meetings.

XII. GOLF COURSE STRATEGY – A FRESH NEW LOOK

Mr. Judson reviewed “A Fresh New Look,” which addresses preliminary changes to the Golf Course Strategy. The Board would like feedback from the Golf Task Force before changes are finalized on the following four areas.

- I. Berksdale “south” 9-holes
- II. Berksdale “north” 9-holes
- III. Kingswood
- IV. ARKMO

The deadline for the Task Force recommendations is on or before July 18th, 2018. All meetings of the Task Force must be open to the community and the Board encourages soliciting input from the membership.

XIII. REVISED P&L FORMAT

Mr. Judson reviewed a revised P&L format. Each department is now treated as a Business Center. The report will provide the revenue, costs of sales, payroll and expenses for each. If the new format is acceptable, the POA would like to introduce it to the community at the June Regular Board Meeting.

XIV. BUDGET CALENDAR FOR 2019

Mr. Judson went over the proposed 2019 budget calendar. All committees have been notified.

XV. PUBLISHING MONTHLY ROUNDS INFORMATION

Mr. Judson requested authorization from the Board to start publishing Rounds on a monthly basis.

XVI. ANNOUNCEMENTS

- A) Strategic Planning Meeting – Tuesday, July 10th at 2:30 p.m. in the Boardroom at the Country Club (This is a Closed Session)
- B) GM Meeting – Tuesday, July 12 at 2:30 p.m. in the Boardroom at the Country Club (this is a Closed Session)
- C) Board of Directors Work Session – Tuesday, July 19 at 8:00 a.m. in the Boardroom at the Country Club.
- D) Board of Directors Regular Meeting – Thursday, July 26 at 6:30 p.m. in the Boardroom at the Country Club.

XVII. ADJOURNMENT

Chairperson Hatcher adjourned the meeting at 7:55 p.m.

Submitted:

Approved:

Leia Bush, Corporate Secretary

Ruth Hatcher, Board Chairperson