

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

BOARD MEMBERS PRESENT: Vice Chairperson Jim Abrahamson, Directors, Bruce Portillo, Patrick Laury, David Whelchel, Mary Sinkus, David Brandenburg and Jerry Hover.

BOARD MEMBERS VIA TELEPHONE: None

BOARD MEMBERS ABSENT: Chairperson Ruth Hatcher

PROXY: None

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

I. CALL TO ORDER.

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

II. CAPITAL PROJECT REQUEST #12 GREEN SCOTSDALE

The surface at #12 was unfair and too difficult for most golfers. Initially, the project was thought to be covered under operational expense. However, once work began it was realized it would be necessary to completely rebuild the green and surrounds. This would change the scope to a Capital Request.

The Board will take a formal vote at next week's Regular Session meeting.

III. TRAIL LICENSE & TRAIL MAINTENANCE AGREEMENTS

The Walton Family Foundation has approved funding for 45-50 miles of trails in the central portion of Bella Vista. Both the Trail License and Maintenance Agreements are consistent with the agreements currently in place for the Back 40 (trails on the east side of the community). These documents were developed collectively by NWA Trailblazers, The City of Bella Vista and the POA.

Board discussion: Is current Trail Maintenance budget enough? Adding 50 more miles need to become efficient, possibly need 2 crews.

The Board will take a formal vote at next week's Regular Session meeting.

IV. GOLF COURSE STRATEGY RECOMMENDATIONS

Susan Nuttall presented the recommendations of the Golf JAC Fresh New Look Task Force.

**Establish a Golf Review Team. Three members from the Golf JAC and three members from the Recreation JAC. Voting must be equally represented from the two committees. Staff will provide input but will not vote. Meetings of the team can be requested by Team Members, the POA General Manager or the POA Board Chairman.

In regard to the areas of concern:

- I. Berksdale “south” 9-holes – remain closed
- II. Berksdale “north” 9-holes – remain open, status can be included in the portfolio of the Golf Review Team.
- III. Kingswood – remain open for the foreseeable future, status would be included in the portfolio of the Golf Review Team.
 - Example of Decision Criteria:
 - Rounds Drop below 120,000
 - Major Flood Damage
 - If rounds go up to 165,000, start investing to mitigate flood issues and bring the course to standards.
- IV. ARKMO – Task Force recommends the POA does not pursue a golf course at ArkMo. ArkMo is excluded from the Golf Review Team Review.
- V. Country Club – Task Force recommends the POA target funding for flood mitigation to the Country Club first.

The Board will have a response at next week’s Regular Session meeting.

V. COUNTRY CLUB ARCHITECT SEARCH

Mr. Judson updated the Board on the RFP’s. Three companies were selected. Staples will visit on 7.26, Colligan on 8.1 and Lester George on 8.9. Course Tours will be provided during their scheduled visits. Deadline for RFP’s is August 15, 2018.

VI. RECOMMENDATIONS FROM THE CHARITABLE GIVING COMMITTEE

Mr. Judson reviewed the recommendations from the Charitable Giving Committee.

Applications were:	Total Dollars Awarded:
• Bella Vista Museum Log Cabin Project	\$3,000
• Bella Vista Library Expansion	\$5,500
• Bella Vista Animal Shelter	\$5,500
• Courtesy Van	\$3,500
• Boys and Girls Club (Bella Vista Unit)	\$5,500
• Bella Vista Foundation	<u>\$1,000</u>
Total:	\$24,000

The Board will take a formal vote at next week’s Regular Session meeting.

VII. OPEN FORUM – COMMENTS FROM THE COMMUNITY

Linda Loyd – Advised there was some confusion at the last City Council meeting on whether extra funding is required for the additional trail maintenance of the newly approved central trail system.

VIII. ANNOUNCEMENTS

- a. Proposed Community Center – Community Feedback Meetings
 - i. Monday, July 23 at 6:00 p.m. at Riordan Hall
 - ii. Tuesday, July 24 at 8:00 a.m. at Riordan Hall
- b. Board of Directors Meeting – will be held on Thursday, July 26th at 6:30 p.m. in the Boardroom at the Country Club.
- c. FYFPTF – will be held on Tuesday, August 7th at 3:00 p.m. in the Boardroom at the Country Club.

IX. ADJOURNMENT

Vice Chairperson Abrahamson adjourned the meeting at 9:23 am.