

**BELLA VISTA PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING (WORK SESSION)  
AUGUST 16, 2018 ° 8:00 A.M. ° COUNTRY CLUB BOARDROOM**

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

**BOARD MEMBERS VIA TELEPHONE:** None

**BOARD MEMBERS ABSENT:** None

**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**

Chairperson Hatcher called the meeting to order at 8:00 am

**II. DOLLARS AND SENSE PRESENTATION – JOHN AND SUSAN NUTTALL**

Members John and Susan Nuttall showed their Dollars and Sense presentation to the Board and attending guests. (Slides Attached)

**III. RECOMMENDATIONS FOR THE BOARD OF DIRECTORS FROM THE FYFPTF**

Tom Judson COO, presented the FYFPTF recommendations to the Board. The Formalized Recommendations are:

1. Undertake the following Revenue generating programs:
  - a. Open additional days at the Trap & Skeet Range.
  - b. Adding (4) glamping pods to Blowing Springs.
  - c. Stop Leasing the Marina, have the POA operate it.
  - d. Create a central sales force.
  - e. Launch a vacation rental business.
2. Undertake the following Expense savings programs:
  - a. Discontinue taking American Express.
  - b. Encourage e-billing. This will cut down on printing and mailing costs.
  - c. Encourage e-statements for assessments. This will cut down on printing and mailing costs.
  - d. Connect Kingsdale Building to Riordan Hall with wireless network access. This allows us to pay for internet access at only one location.
  - e. Extend voice over internet phone system, which will improve reliability, plus cost less.

3. Increase annual assessments as follows:
  - a. Increase Improved lot assessments from \$24 per month to \$34. With the increase going into effect in 2019.
  - b. Increase Unimproved lot assessments from \$16 per month to \$18, with the increase going into effect in 2019.

#### IV. DRAFT OF VOTE ON RECOMMENDATIONS FROM THE FYFPTF

Tom Judson COO, presented the draft of the recommendations from the FYFPTF along with 4 separate motions.

Motion #1:

To undertake the following Revenue generating programs, which were recommended by the Five Year Financial Planning Task Force:

- a. Open additional days at the Trap & Skeet Range.
- b. Adding (4) glamping pods to Blowing Springs.
- c. Stop Leasing the Marina, have the POA operate it.
- d. Create a central sales force.
- e. Launch a vacation rental business

Board will vote at the Regular Board Meeting on August 23, 2018.

Motion #2:

To undertake the following Expense savings programs, which were recommended by the Five Year Financial Planning Task Force:

- a. Discontinue taking American Express.
- b. Encourage e-billing. This will cut down on printing and mailing costs.
- c. Encourage e-statements for assessments. This will cut down on printing and mailing costs.
- d. Connect Kingsdale Building to Riordan Hall with wireless network access. This allows us to pay for internet access at only one location.
- e. Extend voice over internet phone system, which will improve reliability, plus cost less.

Board will vote at the Regular Board Meeting on August 23, 2018.

Motion #3:

To increase Improved lots assessments from \$24 per month to \$34, with the increase going  
To Increase Improved lots assessments from \$24 per month to \$34, with the increase going

into effect in January 2019, and increase Unimproved lots assessments from \$16 per month to \$18, with the increase going into effect in January 2019, with both increases incorporated into a single vote. The vote will commence in October of this year. into effect in January 2019 and increase Unimproved lots assessments from \$16 per month to \$18, with the increase going into effect in January 2019, with both increases incorporated into a single vote. The vote will commence in October of this year.

Board will vote at the Regular Board Meeting on August 23, 2018.

Motion #4:

If the increases in assessments are approved by the community, no other increases in assessments will be considered by the Board and community until at least 2024.

Board will vote at the Regular Board Meeting on August 23, 2018.

**V. CAPITAL PROJECT REQUEST – GREEN COVER TARPS SCOTSDALE**

Tom Judson COO, reviewed the Capital Request for Green Covers for Scotsdale. This request is for the approval of an additional set at only \$17,000. This price includes all taxes and shipping costs. These new tarps will be used for each required covering of our greens based on current guidelines. With input from the USGA, an additional set of guidelines will be developed that will require our current tarps in addition to the new tarps under extreme weather conditions, such as those experienced during the winter of 2017-2018.

Board will vote at the Regular Board Meeting on August 23, 2018.

**VI. NEW COMMUNITY CENTER SURVEY RESULTS**

Tom Judson COO, advised the Board of the New Community Center Survey. The survey was sent out to 19,000 email address from our database. Total respondents: 2,564. There was some discussion, how can we reach more members and receive their feedback.

**VII. CAPITAL PROJECT REQUEST – SELECTION OF ARCHITECT FOR THE COUNTRY CLUB**

Tom Judson COO, reviewed the architect recommendation for the Country Club. The following individuals were on the Committee:

- Jim Abrahamson
- Keith Ihms
- Tom Judson
- David Whelchel (non-voting advisor)

The Committee developed the following objectives for this project:

1. Stabilize the streambanks to correct any current damage and limit future damage caused by flooding.
2. Renovate the golf course so there is an improved possibility of the course surviving future floods with only limited damage.
3. Raise and buttress select tees and greens to keep them above the 100-year flood line and limit damage from future floods.
4. Once completed, the renovated areas should have the same “look and feel” of the rest of the golf course.

The top three candidates included:

	Base Fee	Construction Fee	Total Project Cost
Colligan Golf Design.	45,000	105,000 (7%)	150,000
George Golf Design	43,000	105,000 (7%)	148,000
Staples Golf	28,200	150,000 (10%)	178,200

As a result of the analysis conducted, the Committee unanimously voted to select George Golf Design for the project. The vote to select George Golf Design is limited at this time to just the Master Plan (Base Fee); there is no commitment at this time that the entire project will go forward.

Board will vote at the Regular Board Meeting on August 23, 2018.

#### VIII. OPEN FORUM – COMMENTS FROM THE COMMUNITY

Linda Loyd – Spoke on the Community Center and on the BV Real Estate Market.

Dave Barfield – Spoke on the Community Center and the impending Assessment Increase.

\*Chairperson Hatcher requested input on possibly moving the Work Session from 8 to 9. There were no objections from all the directors present. Starting September 2018, the Work Session will be moved to 9 am.

#### IX. ANNOUNCEMENTS

- a. Board of Directors Regular Meeting – Will be held on Thursday, August 23<sup>rd</sup> at 6:30 p.m. in the Boardroom at the Country Club.

#### X. ADJOURNMENT

Chairperson Hatcher adjourned the meeting at 9:38 a.m.