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

BOARD MEMBERS VIA TELEPHONE: None

BOARD MEMBERS ABSENT: Director David Whelchel

PROXY: Vice-Chairperson Abrahamson held the proxy for Director Whelchel

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

I. CALL TO ORDER
   Chairperson Hatcher called the meeting to order at 6:30 p.m. There were approximately 90 members in attendance, as well as one media representative.

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES (BOARD VOTE)
   General Counsel Doug McCash entertained a motion from Director Abrahamson to approve the minutes from the August 16, 2018, Work Session, seconded by Director Hover.

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

   General Counsel Doug McCash entertained a motion from Director Hover to approve the revised minutes from the August 23, 2018, Regular Meeting, seconded by Director Sinkus.

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

IV. EXECUTIVE SESSION SUMMARY
   General Counsel Doug McCash advised of the Executive Session on September 12th, 2018 in which the Board voted to postpone the assessment increase until 2019.

V. EXECUTIVE SESSION SUMMARY
   General Counsel Doug McCash advised of the Executive Session on September 20th, 2018 in which the Board decided that Director Brandenburg’s actions were not in violation of Policy
1.10. Director Brandenburg issued an apology regarding his comments at a community meeting on September 13th.

VI. FINANCIAL REPORT BY DWAIN MITCHELL, TREASURER

VII. RESPONSE TO PREVIOUS OPEN FORUM COMMENTS
None

VIII. OPEN FORUM – PROPERTY OWNER COMMENTS LIMITED TO 3 MINUTES
Theron Donnel – Expressed concerns about Board actions, leadership of the POA, financials and spending.
Joy Sawyer – Expressed concerns about Board actions, Non-resident usage, Trail Maintenance Fees and POA leadership.
Kevin Dooley – Expressed concerns about Board actions and leadership of the POA.
Mary Schillaci – Voiced her concerns about the Trails and non-resident usage, requested clarification on Declarations.
Wally Sheldon – Expressed his concerns on financials and reserves.
Teah Bidwell – Voiced her concerns about the Trails.
Tommy Freytag – Explanation of difference in salaries between 2016-2018, input for future assessment ballots, gave input regarding POA lot voting.
Joseph Bollinger – Renters rights and Water shut off for non-payment of assessments.
Steve McKee – Financial questions, possible options of guest financing.

IX. JOINT ADVISORY COMMITTEE REPORTS
(A) Lakes – Director Hover reported on behalf of the Lakes JAC. Quality analysis of the lakes continue. Pondweed has been recognized in Loch Lomond. Lakes committee has recommended to the Board to increase the 2019 Budget for grass carp in Loch Lomond to help deal with the invasive weed.

(B) Recreation – Gary Griffin reported on behalf of the Recreation JAC. Branchwood grand reopening scheduled for September 29. Meet and Greet attended by 75 new members. The US Tennis Association was held the 7th – 9th. This is the first time the event was held in NWA.

(C) Golf – Jason Loyd reported on behalf of the Golf JAC. Golf Cart Handicap Flag program launched in late August. Scottsdale is open and busy with member comments positive. USGA agronomist reported on Course Updates and Scottsdale winter kill.

(D) Community Involvement – Janay Nutt reported on behalf of the Community Involvement JAC. Discussions included the 2018 Coat Drive and the 2019 Snowball.
OLD BUSINESS
None

NEW BUSINESS

X. PROPOSAL REGARDING THE VOTING OF POA OWNED LOTS FOR THE POSSIBLE ASSESSMENT INCREASE VOTE IN 2019 (BOARD VOTE)
Tom Judson COO, presented the following options to the Board for voting the lots.
Option #1: The Board will not cast the votes for POA owned lots.
Option #2: The Board will cast the votes with 50% in favor and 50% against. This will not have an impact upon the outcome but will have an impact upon the quorum requirement.

Director Abrahamson offered an Option #3: The Board will table a decision and develop an alternative prior to the next assessment increase. The motion was seconded by Director Brandenburg.

The motion was presented for discussion. There was some discussion. Directors Brandenburg and Whelchel (Proxy) along with Vice-Chair Abrahamson voted in favor, while Directors Sinkus, Abb, Portillo, Laury, Hover and Chairperson Hatcher opposed. The motion did not pass.

Director Sinkus motioned to approve that The Board will not cast the votes for POA owned lots. The motion was seconded by Director Abb.

The motion was presented for discussion. There was some discussion. Directors Sinkus, Abb and Hover voted in favor, Directors Brandenburg, Whelchel (Proxy), Abrahamson and Portillo along with Chairperson Hatcher opposed, Director Laury abstained. The motion did not pass.

Director Laury motioned to approve that The Board will cast the votes proportionately. The motion was seconded by Chairperson Hatcher. The motion was presented for discussion. There was some discussion.
Directors Laury, Brandenburg and Chairperson Hatcher voted in favor, Directors Abb, Sinkus, Hover, Portillo, Whelchel (Proxy) and Vice-Chair Abrahamson opposed. The motion did not pass.

**No consensus was reached. Board will revisit the discussion at next month’s Regular Session meeting on October 25th, 2018.

XI. REPORT ON THE FIRST MEETING OF THE CROSS-FUNCTIONAL ("SUPER") COMMITTEE
See attached minutes.
XII. UPDATE ON THE WESTSIDE STUMP DUMP AND THE EFFORTS TO FIND AN ALTERNATIVE SITE.

Tom Judson reported on the Westside Stump Dump. The POA has been advised by the ADEQ that they will work with us to help resolve the problem. City officials have informed the POA that the EPA is now involved in the Trafalgar site. The POA has not been contacted by the EPA, if we are contacted we will cooperate fully. Three possible alternative sites have been identified. Application process is extensive. Will update the Members once more information is known.

XIII. NEW ROUNDS REPORT FOR THE GOLF DIVISION

Tom Judson reviewed the new rounds report. The dates on the report are from January – August for 2017 and 2018. Notations will be added going forward. **Attached after the minutes.

XIV. RECOMMENDATION FROM THE LAKES JAC ON THE LIMITING OF GUESTS FOR THOSE WITH DEPENDENT CARDS

Tom Judson reported on the Recommendation from the Lakes JAC. The Board recommended to pass this to the Rules and Regulations Committee for further review.

XV. UPDATE ON THE OPENING OF BRANCHWOOD

The Grand Opening is September 29th from 10-2 pm. Tours and various demonstrations will be available.

XVI. ANNOUNCEMENTS

A) GM Meeting – Thursday, October 11th at 2:30 p.m. in the Boardroom at the Country Club (this is a Closed Session)

B) Board of Directors Work Session – Thursday, October 18th at 9:00 a.m. in the Boardroom at the Country Club. Please note change in start time.

C) Board of Directors Regular Meeting – Thursday, October 25th at 6:30 p.m. in the Boardroom at the Country Club.

XIX. ADJOURNMENT

Chairperson Hatcher adjourned the meeting at 8:26 p.m.

Submitted: ____________________________  Approved: ____________________________

_________________________________  __________________________________
Leia Bush, Corporate Secretary         Ruth Hatcher, Board Chairperson
## Round Totals

### Year 2017

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<th>MEMBER</th>
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# Chart

## Month Round Totals

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Month

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<td>MEMBER - Tournament</td>
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<td>MEMBER - Regular Play</td>
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## Year CourseID

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<td>2018</td>
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```
COMMITTEE MEMBERS PRESENT: Jason Loyd, Phil Spencer, Kelly Austin, Marvin Macedo, Janay Nutt, Lily Ellicott, Ruth Hatcher, Mike Abb, David Brandenburg, Joan Glubczynski, and Tom Judson.

COMMITTEE MEMBERS ABSENT: Gary Griffin, Mary Henning and Cassi Lapp

OTHERS PRESENT: Corporate Secretary Leia Bush.

Call to Order
Tom Judson called the meeting to order at 6:05

I. Introduction of Committee Members
All members introduced themselves. The introductions included which current JAC committee they were on and their position.

II. Scope
To work on select projects which have an impact upon the entire community. The committee may select projects on their own or the projects may be handed down from the Board.

III. Advisory Committee
Recommendations from this committee will go directly to the Board of Directors. A representative from this committee will present the recommendation to the Board.

IV. Meeting Schedule
After a brief discussion, a consensus was reached to have the meetings on the 3rd Thursday @ 5:30 pm. going forward. During the months of November and December there will be a 1-hour cap due to the change in schedule of our Board Meetings.

V. Requirement for Committee Members
Members of this committee must be current members of a JAC. Once their term expires on the JAC, the term for this committee will also expire. Replacement member is recommended by the JAC.

VI. Open to the Public
a. All committee meetings must be open to the public.
Committee members should seek input from the community on the projects which are being worked on.

Advanced notice of meeting must be given to the Corporate Secretary for publication.

VII. Liaison Role
Committee members will serve as liaisons for their respective committees.

VIII. Election of Executive Positions
Tom Judson is serving as Chairperson temporarily until one is named. The Committee decided they would elect a Chairperson at their next meeting.

IX. Minutes
a. Initially Leia Bush will take the minutes. Once a secretary is named, this will be transferred. Leia will take the minutes for the next meeting on October 18 as well.
b. Minutes of the meetings will be kept on the POA’s website.

X. Committee Name
Suggestions Include:
a. Shared Vision Special Committee
b. Gateway Special Committee
c. Community Development Special Committee
d. Other
   Janay recommended the committee hold off on naming until the committee develops a Mission Statement.

XI. Mission Statement
By the end of the year, we would like the committee to develop a mission statement.

Notes:

- David: Bella Vista is changing we need to adapt. All representatives can help and guide us.
- Marvin: How is this group going to affect the City? Cassi is also on this committee, unfortunately she was unable to make tonight’s meeting.
- Mike: Have each person write their own Mission Statement and then we can combine efforts.
• Ruth: We respect the individuality of the JAC but they have acted in isolation. There has been very little cross over amongst them. There is a lot of cross over in everything we do.
• Mike: To collaborate and communicate within the community to properly advise and actionize decisions that affect Bella Vistas future.
• Mike: BV has its own identity.
• Janay: Asked what is the role of the POA Liaisons? Liaisons should step in if the committee is going down a rabbit hole to keep the discussion on track. The Board and Tom will take a backseat once the committee gets on their feet in a few meetings.

Next Meeting:
Thursday October 18th @ 5:30 p.m.