

**BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING (REGULAR SESSION)  
SEPTEMBER 27, 2018 6:30 P.M. COUNTRY CLUB BOARDROOM**

**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 12<sup>th</sup>, 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 20<sup>th</sup>, 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 13<sup>th</sup>.

**VI. FINANCIAL REPORT BY DWAIN MITCHELL, TREASURER**

Dwain Mitchell reported on August 2018 financials. The finalized reports are available here. <https://bellavistapoa.com/wp-content/uploads/2018/09/Website-August-2018-Financials.pdf>

**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 7<sup>th</sup> – 9<sup>th</sup>. 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 25<sup>th</sup>, 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 29<sup>th</sup> from 10-2 pm. Tours and various demonstrations will be available.

**XVI. ANNOUNCEMENTS**

A) GM Meeting – Thursday, October 11<sup>th</sup> 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 18<sup>th</sup> 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 25<sup>th</sup> 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:

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Leia Bush, Corporate Secretary

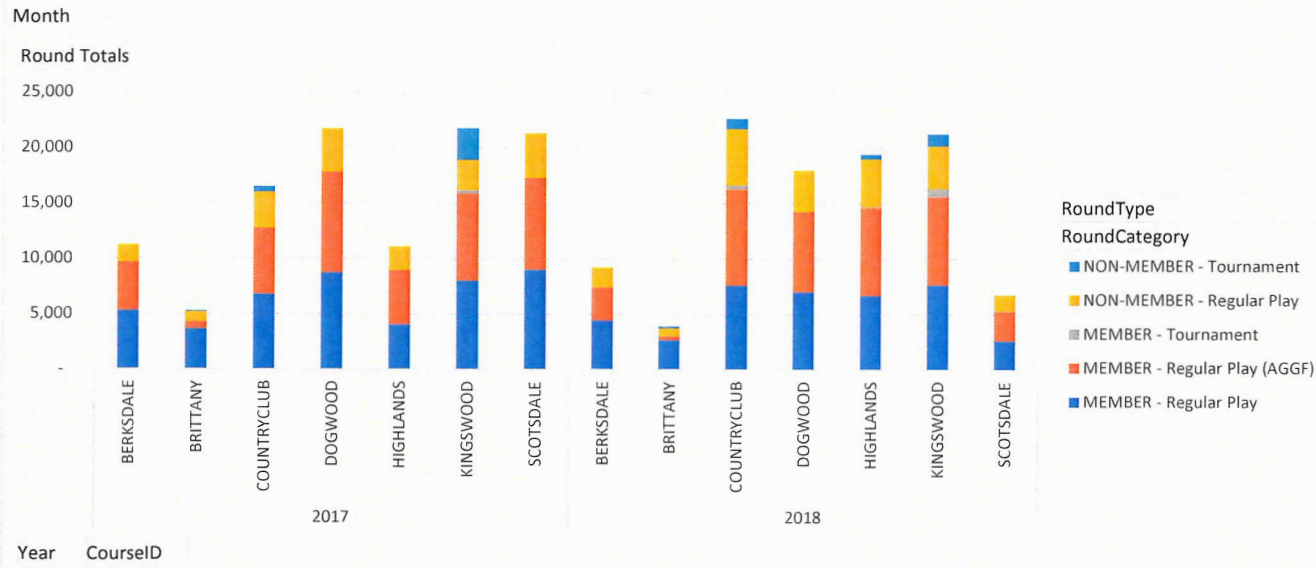
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Ruth Hatcher, Board Chairperson

January - August

Month (Multiple Items)

Round Totals		Year							MEMBER Total	NON-MEMBER Total	Grand Total
Round Type	MEMBER	MEMBER			NON-MEMBER						
	Regular Play	Regular Play (AGGF)	Tournament		Regular Play	Tournament					
2017	45,444	41,135	316		18,494	3,452		21,946	108,841		
BERKSDALE	5,297	4,371			1,557			1,557	11,225		
BRITTANY	3,645	634			926	72		998	5,277		
COUNTRYCLUB	6,777	5,967			3,240	512		3,752	16,496		
DOGWOOD	8,721	9,066			3,911			3,911	21,698		
HIGHLANDS	4,032	4,907			2,145			2,145	11,084		
KINGSWOOD	7,988	7,887	316		2,703	2,868		5,571	21,762		
SCOTSDALE	8,984	8,303			4,012			4,012	21,299		
2018	38,581	37,828	1,255		20,847	2,724		23,571	101,235		
BERKSDALE	4,425	2,990			1,769			1,769	9,184		
BRITTANY	2,640	328			752	188		940	3,908		
COUNTRYCLUB	7,607	8,659	394		5,039	969		6,008	22,668		
DOGWOOD	6,996	7,270			3,714			3,714	17,980		
HIGHLANDS	6,692	7,914	99		4,295	435		4,730	19,435		
KINGSWOOD	7,613	7,992	731		3,848	1,097		4,945	21,281		
SCOTSDALE	2,608	2,675	31		1,430	35		1,465	6,779		



**BELLA VISTA PROPERTY OWNERS ASSOCIATION  
SUPER COMMITTEE  
SEPTEMBER 18, 2018 ° 6:00 P.M. ° COUNTRY CLUB**

**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 3<sup>rd</sup> 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.

- b. Committee members should seek input from the community on the projects which are being worked on.
- c. 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 18<sup>th</sup> @ 5:30 p.m.