

**BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING (REGULAR SESSION)
OCTOBER 25, 2018 6:30 P.M. RIORDAN HALL**

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

BOARD MEMBERS VIA TELEPHONE: None

BOARD MEMBERS ABSENT: Director Mike Abb

PROXY: Director Hover held a limited proxy for Director Abb, with the proxy limited to the issue of the voting of the POA owned lots.

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 220 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 September 20, 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 revised minutes from the September 27, 2018, Regular Meeting, seconded by Director Portillo.

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

IV. FINANCIAL REPORT BY DWAIN MITCHELL, TREASURER

Dwain Mitchell reported on September 2018 financials. The finalized reports are available here.

<https://bellavistapoa.com/wp-content/uploads/2018/10/Sept-2018-Website-Financials.pdf>

V. RESPONSE TO PREVIOUS OPEN FORUM COMMENTS

All previous Open Forum questions were addressed at last month's meeting:

Property Owner Theron Donnel – Expressed concerns about Board actions, leadership of the POA, financials and spending.

Property Owner Joy Sawyer – Expressed concerns about Board actions, Non-resident usage, Trail Maintenance Fees and POA leadership.

Property Owner Kevin Dooley – Expressed concerns about Board actions and leadership of the POA.

Property Owner Mary Schillaci – Voiced her concerns about the Trails and non-resident usage, requested clarification on Declarations.

Property Owner Wally Sheldon – Expressed his concerns on financials and reserves.

Property Owner Teah Bidwell – Voiced her concerns about the Trails.

Property Owner Tommy Freytag – Requested an explanation of difference in salaries between 2016-2018, input for future assessment ballots, gave input regarding POA lot voting.

Property Owner Joseph Bollinger – Renters rights and water shut off for non-payment of assessments.

Property Owner Steve McKee – Financial questions, possible options of guest financing.

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

Property Owner Theron Donnel – Expressed concerns about the financials and Board actions.

Property Owner Natasha Brand – Gave statistics and benefits about the Trails.

Property Owner Tom Pyatt – Gave more background on the Trails including the original plan of 150 miles in 20 years from conception.

Property Owner Randy Ham – Tanyard Creek volunteer, Expressed support for the trails.

Property Owner Rick McInnes – Expressed concerns over Liability Insurance, guest usage and fee charges.

Property Owner Marian Heath – Advised the POA to address the rumors being spread on Facebook.

Property Owner Robert Stock – Voiced his concerns about expenses, financials and Golf.

Property Owner Jim Klinger – Returning resident, expressed support for the Trails.

Property Owner Wesley & Melissa Wells – Expressed support for the Trails and their love of Bella Vista.

Property Owner Brad Melton – Expressed support of the Trails and the Board.

Property Owner Joy Thomas Sawyer – Expressed concerns about the financials, inquired about the Stump Dump on Trafalgar.

Property Owner Leslie Lampo – Expressed concern over not being able to Vote on the Trails.

Property Owner Mary Schillaci – Expressed concerns over the POA Declarations and guest usage of our amenities.

Property Owner Jim Dinwoodie – Gave recommendations on how to make the Trails revenue neutral.

Property Owner Jenny Burbidge – Thanked the Board for their dedication and service to the community. Voiced her concerns on voting the POA lots to reach quorum. Expressed support for the Trails.

Property Owner Rita Shoemaker – Requested the Board strive to reach quorum regarding the voting of the POA owned lots.

Property Owner Ken Taylor – Expressed support for the Trails.

Property Owner Kelly Cowan – Voiced the need for increased lodging around Bella Vista. Advised that the Board was voted in by the people to represent the interest of the community.

Property Owner Nick Hodge – Expressed support for the Trails.

Property Owner Gee & Nene Weaver – Expressed support for the Trails and the Bella Vista community.

Property Owner Becky Neal – Expressed support for the Trails and donations for such.

Property Owner David Dixon – Expressed support for the Trails.

VII. JOINT ADVISORY COMMITTEE REPORTS

(A) Lakes – Director Hover reported on behalf of the Lakes JAC. Rick Echols discussed lake ranger data and member contacts. Windsor Lake drawdown will begin on Nov. 7th and conclude around March 1st. The committee recommended to study the Wake Boat issue another year, to give a more in-depth history.

(B) Recreation – Gary Griffin reported on behalf of the Recreation JAC. All amenities were reported on and advised to be in good condition. Included an update on Branchwood and the Mini-golf course at Metfield. Meet and Greet had about 70 attendees.

(C) Golf – Jason Loyd reported on behalf of the Golf JAC. Committee voted on recommending the elimination of the player assistants. Junior golf league update and new pro at Tanyard Creek. Winter meeting time starts in November is 8:30 a.m.

(D) Community Involvement – Dylan Shaddox reported on behalf of the Community Involvement JAC. Discussion included the 2018 Coat Drive, with a list of drop off locations.

VIII. “SUPER” COMMITTEE REPORT

Jason Loyd reported on behalf of the committee. The committee is still in the beginning stages and will meet again on Nov. 29th, 2018 @ 5:30 p.m.

IX. RULES AND REGULATIONS COMMITTEE REPORT

Report included in, XI. Dependent Cards

X. AUDIT COMMITTEE REPORT

Committee Notes attached

OLD BUSINESS

XI. DEPENDENT CARDS

Tom Judson reported that the issue of dependent cards was tabled at the last regular Board meeting. The Board recommended the Rules and Regulations committee look over the issue. After a lengthy discussion it was recommended that the issue should remain under observation and consideration for another year before any action is taken. The committee requested that the higher number of Lake Rangers be utilized for the 2019 budget process.

XII. WAKE BOATS

Tom Judson reported that the Lakes Committee made two recommendations regarding Wake Boats.

1. Modify the sign-up form to include a determination of a Wake Boat. This will allow owners to receive shoreline/wake education and allow the POA to track the number of wake boats.
2. No decrease in the number of Lake Rangers for the 2019 season.

NEW BUSINESS

XIII. 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 proportionate to how the community votes. This will not have an impact upon the outcome but will have an impact upon the quorum requirement.

Director Hover made a motion that The Board will not cast the votes for the POA owned lots in affirmative action in the next assessment election. This motion was seconded by Director Sinkus.

The motion was presented for discussion. There was some discussion, during such, Director Hover was asked to clarify his motion. Director Hover amended his motion to include that the POA owned lots would not be voted at all in the upcoming assessment election. This amended motion was seconded by Director Sinkus.

The amended motion was presented for discussion. After a lengthy discussion, the motion passed with a vote of 7-2. Directors Hover, Sinkus, Abb, Portillo, Laury, Whelchel and Chairperson Hatcher voted in favor. Vice-Chairperson Abrahamson and Director Brandenburg voted against. Motion carries.

XIV. PROPOSED CHANGES TO BYLAWS ARTICLE VIII, POLICY 1.01, POLICY 1.03, POLICY 1.03.3, POLICY 1.03.7, POLICY 1.04, POLICY 1.05 AND POLICY 8.03.

(BOARD VOTE) *FIRST OF TWO REQUIRED READINGS*

Doug McCash, presented the proposed changes. All changes were made to clarify the process for appointment of committee members and ensuring there is uniformity throughout the governing documents.

Chairperson Hatcher made a motion to approve the changes to Bylaws Article VIII. The motion was seconded by Director Abrahamson.

The motion was presented for discussion. There was none. Director Abb Abstained. The motion carries.

Chairperson Hatcher made a motion to approve the changes to Policy 1.01. The motion was seconded by Director Brandenburg.

The motion was presented for discussion. There was none. Director Abb Abstained. The motion carries.

Chairperson Hatcher entertained a motion made by Vice-Chairperson Abrahamson to approve the changes to Policy 1.03. The motion was seconded by Director Laury.

The motion was presented for discussion. There was none. Director Abb Abstained. The motion carries.

Chairperson Hatcher made a motion to eliminate Policy 1.03.3. The motion was seconded by Director Whelchel.

The motion was presented for discussion. There was none. Director Abb Abstained. The motion carries.

Chairperson Hatcher entertained a motion made by Director Laury to approve the elimination of Policy 1.03.7. The motion was seconded by Director Whelchel.

The motion was presented for discussion. There was none. Director Abb Abstained. The motion carries.

Chairperson Hatcher entertained a motion made by Director Laury to approve the changes to Policy 1.04. The motion was seconded by Director Hover.

The motion was presented for discussion. There was none. Director Abb Abstained. The motion carries.

Chairperson Hatcher entertained a motion made by Director Whelchel to approve the changes to Policy 1.05. The motion was seconded by Director Brandenburg.

The motion was presented for discussion. There was none. Director Abb Abstained. The motion carries.

Chairperson Hatcher entertained a motion made by Director Hover to approve the changes to Policy 8.03. The motion was seconded by Director Brandenburg.

The motion was presented for discussion. There was none. Director Abb Abstained. The motion carries.

Tom Judson noted that all purposed changes are available on the POA website under the governance section.

The Board will have the second and final reading at the next regular meeting on November 15, 2018.

XV. NEW ROUNDS REPORT FOR THE GOLF DIVISION

Tom Judson reviewed the September rounds report. Rounds are down by 8,700 rounds, this is primarily due to weather and the extended closure of Scotsdale. Non-Member rounds are up compared to prior year by 2,057. Brittney continues to lose member rounds. Tournament rounds has increased over prior year by 228.

2018 Rounds Reports are available on the POA website under the governance section.

XVI. ANNOUNCEMENTS

- A) GM Meeting – Thursday, November 1st at 9:00 a.m. in the Boardroom at the Country Club (This is a Closed Session) **Note change in date and start time.**
- B) Board of Directors Work Session (Community Budget Presentation) – Thursday, November 8th at 6:00 p.m. at Riordan Hall. **Note change in date, location and start time.**
- C) Board of Directors Regular Meeting – Thursday, November 15th at 6:30 p.m. in the Boardroom at the Country Club.
- D) GM Meeting – Thursday, December 6th at 2:30 p.m. in the Boardroom at the Country Club (This is a Closed Session) **Note change in date.**
- E) Board of Directors Work Session – Thursday, December 13th at 9:00 a.m. in the Boardroom at the Country Club. **Note change in date.**

F) Board of Directors Regular Meeting – Thursday, December 20th at 6:30 p.m. in the Boardroom at the Country Club. **Note change in date.**

XIX. ADJOURNMENT

Chairperson Hatcher adjourned the meeting at 8:27 p.m.

Submitted:

Approved:

Leia Bush, Corporate Secretary

Ruth Hatcher, Board Chairperson