

**BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING (REGULAR SESSION)  
NOVEMBER 15, 2018 6:30 P.M. COUNTRYCLUB BOARDROOM**

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

**BOARD MEMBERS VIA TELEPHONE:** None

**BOARD MEMBERS ABSENT:** None

**PROXY:** None

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

**I. CALL TO ORDER**

Chairperson Hatcher called the meeting to order at 6:30 p.m. There were approximately 70 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 October 18, 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 October 25, 2018, Regular Meeting, seconded by Director Whelchel.

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

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

Chairperson Hatcher advised that due to the Holidays, the meeting times for the month were changed, as a result the October financials are not final. The finalized reports will be posted to the POA's website under Financials.

## **V. RESPONSE TO PREVIOUS OPEN FORUM COMMENTS**

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.

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

Property Owner Tommy Freytag – Expressed concerns about the pending increase to Private Carts.

Property Owner Mondo Papera – Expressed concerns about the Central Trail system.

Property Owner Michelle Papera – Expressed concerns about the Central Trail system.

Property Owner Nancy Stock – Expressed concerns over the 2019 pending budget.

Property Owner Jacob Tucker – Expressed support for the Trails.

Property Owner Bill Twyman – Expressed concerns over the 2019 pending budget, would like to see plans for Sustainability of the POA.

Property Owner George Stevenson – Expressed concerns on the Trails, inquired on charges for Trail use and liability insurance.

Property Owner Kevin Dooley – Requested a vote for the Trails.

Property Owner Dick Hartman – Expressed concerns about guests using the amenities and the pending increase on Private Carts.

Property Owner Ed Cwiklinski – Clarified info on the Trail system and expressed support for the Trails.

Property Owner Joy Sawyer – Requested a vote for the Trails and possible charges for using the Trails.

Property Owner Steve McKee – Requested clarification on the attached Stump Dump Memo.

Property Owner Pat Norkunas – Expressed support for community.

\*\* Subsequently, it was determined that two non-property owners spoke at the meeting, their remarks have been stricken from the minutes. \*\*

## **VII. JOINT ADVISORY COMMITTEE REPORTS**

(A) Lakes – No Meeting in November.

(B) Recreation – Gary Griffin reported on behalf of the Recreation JAC. Gave amenity report, all report in good standing. New resident Meet and Greet had about 65 people attend. Gary advised there has been a subcommittee formed to investigate the possibilities of an Archery range.

(C) Golf – No Minutes presented due to meeting held on the 14<sup>th</sup>. \* Minutes will be uploaded to the POA website once the final copy is received. \*

(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.

## **OLD BUSINESS**

### **VIII. 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) \*SECOND AND FINAL READING\***

Tom Judson, 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.

Vice-Chairperson Abrahamson motioned to approve the changes to **Bylaws Article VIII**. The motion was seconded by Director Hover.

The motion was presented for discussion. There was none. All in favor, motion passes unanimously.

Director Whelchel motioned to approve the changes to **Policy 1.01**. The motion was seconded by Director Portillo.

The motion was presented for discussion. There was none. All in favor, motion passes unanimously.

Director Sinkus motioned to approve the changes to **Policy 1.03**. The motion was seconded by Vice-Chairperson Abrahamson.

The motion was presented for discussion. There was none. All in favor, motion passes unanimously.

Director Sinkus motioned to eliminate Policy **1.03.3**. The motion was seconded by Director Portillo.

The motion was presented for discussion. There was none. All in favor, motion passes unanimously.

Director Hover motioned to eliminate Policy **1.03.7**. The motion was seconded by Vice-Chairperson Abrahamson.

The motion was presented for discussion. There was none. All in favor, motion passes unanimously.

Director Whelchel motioned to approve the changes to **Policy 1.04**. The motion was seconded by Director Portillo.

The motion was presented for discussion. There was none. All in favor, motion passes unanimously.

Director Brandenburg motioned to approve the changes to **Policy 1.05**. The motion was seconded by Vice-Chairperson Abrahamson.

The motion was presented for discussion. There was none. All in favor, motion passes unanimously.

Director Sinkus made a motion to approve the changes to **Policy 8.03**. The motion was seconded by Director Brandenburg.

The motion was presented for discussion. There was none. All in favor, motion passes unanimously.

Mr. Judson advised that all original changes were developed by the Rules and Regulations committee and all changes have been discussed in detail in previous months meetings.

## **NEW BUSINESS**

Mr. Judson gave a brief overview of the 2019 Pending Budget. (Slides attached)

### **IX. APPROVAL OF THE 2019 FEES SCHEDULE. (BOARD VOTE)**

Mr. Judson reviewed the changes to the 2019 Fee schedule, including a modification of \$0.81 to the Water Fees.

#### Golf Pro Shop:

- Annual Private Cart Fees will increase by \$45 for the Primary and \$30 for the Secondary.

#### Lakes & RV Storage:

- Loch Lomand covered slips – price will increase from \$1,350 to \$1,500.
- There will be a new fee of \$380 for the added pull through spaces at the RV Storage.

#### Beach:

- Day use of Beach/Pool – Accompanied Guest – price will increase from \$3.00 to \$4.00.
- Kayak rentals at Beach/Marina – Photo ID and Paper – price will increase from \$10.00 - \$12.00.
- Kayak rentals at Beach/Marina – Accompanied Guest – price will increase from \$10.00 to \$14.00.

#### As amended addition of Water increase:

- Water charge will increase \$0.81 per month, to cover the monitoring of the new Badger water meters.

Director Portillo made a motion to approve the proposed Fee Schedule as amended. This motion was seconded by Vice-Chairperson Abrahamson.

The motion was presented for discussion. After a brief discussion, there was a call for a Vote. Chairperson Hatcher and Vice-Chairperson Abrahamson along with Directors Abb, Sinkus, Hover, Portillo, Whelchel and Brandenburg voted yes to accept the amended Fee Schedule. Director Laury chose to abstain. Motion carries.

### **X. APPROVAL OF THE 2019 OPERATING AND CAPITAL BUDGETS. (BOARD VOTE)**

Director Whelchel made a motion to approve the 2019 Operating and Capital Budgets. This motion was seconded by Vice-Chairperson Abrahamson.

The motion was presented for discussion. There was a brief discussion. All in favor, motion passes unanimously.

**XI. UPDATE ON STUMP DUMP**

Mr. Judson gave an update on the Stump Dump. The POA has entered into an agreement with FTN Engineering to investigate the old stump dump sites and advise on the proper way to remediate them. The POA signed an additional contract with FTN Engineering to investigate potential locations of future sites that could be used for a mulching operation and provide us with an estimate as to the cost to develop such a site. The total for both of these agreements is \$44,800.

For the 2019 budget, the POA has included a contingency of \$100,000 that is intended to be used for remediation and the potential development of a new site. The \$100,000 is an estimate since we will not have the results of the work from FTM until the respective completion dates.

**XII. ANNOUNCEMENTS**

- a) GM Meeting – Will be held on Thursday, December 6<sup>th</sup> at 2:30 p.m. in the Boardroom at the Country Club (This is a Closed Session) **Note change in date.**
- b) Board of Directors Work Session – Will be held on Thursday, December 13<sup>th</sup> at 9:00 a.m. in the Boardroom at the Country Club. **Note change in date.**
- c) Board of Directors Regular Meeting – Will be held on Thursday, December 20<sup>th</sup> 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:

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Leia Bush, Corporate Secretary

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Ruth Hatcher, Board Chairperson