

**BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING (REGULAR SESSION)
DECEMBER 20, 2018 6:30 P.M. COUNTRYCLUB BOARDROOM**

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

BOARD MEMBERS VIA TELEPHONE: None

BOARD MEMBERS ABSENT: Directors Mary Sinkus, Pat Laury and Mike Abb

PROXY: Director Portillo holds Director Laury's proxy.

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 22 members in attendance, as well as one media representative.

II. PLEDGE OF ALLEGIANCE

III. CELEBRATING SUCCESS

Rick Echols presented Roxie Goines with Member Services a Customer Service Award for her help with the RV Storage change. She went above and beyond to keep the project running smoothly.

Doug McCash presented Von Smith and Mike West from Golf Operations for their help in aiding emergency personnel.

IV. APPROVAL OF MINUTES (BOARD VOTE)

General Counsel Doug McCash entertained a motion from Director Abrahamson to approve the minutes from the November 8, 2018, Work Session, seconded by Director Portillo.

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

General Counsel Doug McCash entertained a motion from Director Whelchel to approve the revised minutes from the November 15, 2018, Regular Meeting, seconded by Director Brandenburg.

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

V. 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 November 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 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. **

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

Property Owner Bill King – Expressed concerns on the Handicap Golf Program and requested it include Senior Golfers over the age of 80 years.

Property Owner Serina Angeloni – Expressed concerns Trafalgar Road Fire.

Property Owner Joy Sawyer – Requested clarification on the plans to remediate Trafalgar Road Fire. Requested a vote for the Trails.

Property Owner Sherry Phan – Expressed concerns over the Trafalgar Road Fire.

VII. JOINT ADVISORY COMMITTEE REPORTS

(A) Lakes – No representative of the committee present at the meeting. Minutes available online.

(B) Recreation – Deb Sorensen reported on behalf of the Recreation JAC. The Welcome Meet and Greet was put on hold due to impending weather. The Rec JAC would like to see the Trails put under their observation. A Sub-Committee has been formed to undertake a

possible Archery Range. Due to an increased interest in Disc Golf, the JAC is looking a possible summer camp.

(C) Golf – Phil Spencer reported on behalf of the Golf JAC. Cart covers are not available for the leased carts during the winter months. Golf Expo will be March 5th, 2019. Golf Fest is still TBD. The JAC would like to remind all golfers to promote the 90-degree cart paths.

(D) Community Involvement – Dylan Shaddox reported on behalf of the JAC. The coat drive exceeded expectations bringing in 500+ donations. No January meeting scheduled at this time.

OLD BUSINESS

NEW BUSINESS

IX. UPDATE ON STUMP DUMPS AND TRAFALGAR ROAD FIRE

COO Tom Judson reported on a published article that the governor has granted funding for the engineering work, developing plans and cost estimates. Water samples were taken from Lake Ann and Lake Brittany to see if there was any concern regarding contamination and there were none. The POA will continue to do further testing to ensure there is no change. Arkansas Analytical is the company who conducted the water sampling.

X. ANNOUNCEMENTS

- a) GM Meeting – Will be held on Monday, January 14th at 1:00 p.m. in the Boardroom at the Country Club (This is a Closed Session) Note change in date and time.
- b) Board of Directors Work Session – Will be held on Thursday, January 17th at 9:00 a.m. in the Boardroom at the Country Club.
- c) Board of Directors Regular Meeting – Will be held on Thursday, January 24th at 6:30 p.m. in the Boardroom at the Country Club.
- d) GM Meeting – Will be held on Monday, February 14th at 2:30 p.m. in the Boardroom at the Country Club (This is a Closed Session)
- e) Board of Directors Work Session – Will be held on Thursday, February 21st at 9:00 a.m. in the Boardroom at the Country Club.
- f) Board of Directors Regular Meeting – Will be held on Thursday, February 28th at 6:30 p.m. in the Boardroom at the Country Club.

XI. ADJOURNMENT

Chairperson Hatcher adjourned the meeting at 7:30 p.m.

Submitted:

Approved:

Leia Bush, Corporate Secretary

Ruth Hatcher, Board Chairperson