

**BELLA VISTA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING (WORK SESSION)
FEBRUARY 21, 2019 ° 9:00 A.M. ° COUNTRY CLUB BOARDROOM**

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

BOARD MEMBERS VIA TELEPHONE: None

BOARD MEMBERS ABSENT: None

PROXY: None

OTHERS PRESENT: Chief Operating Officer Tom Judson, General Counsel Doug McCash, Director of Finance and Administration Dwain Mitchell, Director of Golf Operations Darryl Muldoon, Corporate Secretary Leia Bush, six guests and one media representative.

I. CALL TO ORDER

Chairperson Hatcher called the meeting to order at 9:00 am

II. NAMING OF ASSISTANT CORPORATE SECRETARY

III. MODIFICATION TO POLICY 1.10 – BOARD OF DIRECTOR’S ETHICS (SECOND READING)

Tom went over the second reading, advised no additional changes.

****Next Thursday****

IV. NEW POLICY 1.12 – DISCIPLINARY PROCEDURE FOR DIRECTORS (SECOND READING)

Tom went over second reading

****Next Thursday****

V. MODIFICATIONS TO POLICY 1.03.2 – GUIDELINES FOR FUNCTIONING OF THE ELECTION COMMITTEE (FIRST READING)

Tom explained the minor changes to the policy. Election Committee will only be required 1 time. Clean up the ballot language, 1 lot 1 vote. Change in deed, member of good standing.

VI. SECOND SET OF MODIFICATIONS TO POLICY 6.02 – OFFICIAL POA PUBLICATIONS AND RELEASE OF INFORMATION (FIRST READING)

Rules and regs, further discussion, required whole new 1st reading. Next Thursday! JA,MA, BP

****We don't need to restate Confidentiality policy.****

VII. MODIFICATIONS TO POLICY 7.04 – INVESTMENT POLICY (FIRST READING)

Tom advised of modifications, define type of accounts POA can use, conservative.

VIII. COMMUNITY INPUT MEETING – CONCRETE CONNECTOR FROM METFIELD PARK TO BLOWING SPRINGS PARK

March 12, 2019 @ Cooper Community – Live stream.

**** Discussion of a greenway extension. 2.2 miles. Grant funding. POA, Trailblazers, City. Board and Rec committee requested to attend. ****

School newsletter? Live-stream questions/ comments?

IX. UPDATE ON STUMP DUMPS AND TRAFALGAR ROAD FIRE

Tom Judson advised of an ADEQ press release from 2.19.19. Governor expects a decision in the next couple of days. Third round of water sample testing has been received and have been deemed good. Plans for three prior sites, waiting on response from ADEQ. Highlands stump dump plans should be submitted within the next 10 days. ERM has been hired by the POA, looking into more cost effective ways to handle remediation. Secondary notice for SD, ADEQ, City.

X. OPEN FORUM – PROPERTY OWNER COMMENTS AND QUESTIONS

Steve McKee – Expressed questions in regards to the Community meeting. Requested clarification on walk in ballots and voting of the lots.

Kevin Dooley – Requested clarification on lots vote. Questioned info on a grant for the Trails

John Tracy – Requested info on definitions?

XI. ANNOUNCEMENTS

a. Board of Directors Regular Meeting – Will be held on Thursday, January 24th at 6:30 p.m. in the Boardroom at the Country Club.

- b. GM Meeting – Will be held on Thursday, February 14th at 2:30 p.m. in the Boardroom at the Country Club. (This is a closed session)
- c. Strategic Planning Meeting – Will be held on Tuesday, February 19th at 9:00 am in the Boardroom at the Country Club. (This is a closed session)
- d. Board of Directors Work Session – Will be held on Thursday, February 21st at 9:00 a.m. in the Boardroom at the Country Club.
- e. Board of Directors Regular Meeting – Will be held on Thursday, February 28th at 6:30 p.m. in the Boardroom at the Country Club.

XII. ADJOURNMENT

Chairperson Hatcher adjourned the meeting at 9:53 a.m.