

**BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING (REGULAR SESSION)
FEBRUARY 28, 2019 6:30 P.M. COUNTRYCLUB BOARDROOM**

BOARD MEMBERS PRESENT: Chairperson Ruth Hatcher, Vice-Chairperson Jim Abrahamson, Directors David Brandenburg, David Whelchel, Jerry Hover, Mary Sinkus, Mike Abb, Pat Laury 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 and Assistant Corporate Secretary Roxie Goines

I. CALL TO ORDER

Chairperson Hatcher called the meeting to order at 6:30 p.m. There were approximately 9 members in attendance, as well as one media representative.

II. PLEDGE OF ALLEGIANCE

III. CELEBRATING SUCCESS

Tom Judson advised of this months Celebrating Success Awards. Hillery Sence was nominated by a member for assisting in a FlightScope assessment. Faith Shumate was nominated for her spectacular customer service by Bella Vista Community TV.

IV. APPROVAL OF MINUTES (BOARD VOTE)

Chairperson Ruth Hatcher called for a motion to approve the minutes from the January 17, 2019, Work Session. Director Abrahamson motioned, and Director Whelchel seconded.

The minutes were presented for discussion. There was some discussion, the Work Session was adjourned by Chairperson Hatcher, not Vice-chair Abrahamson. Chairperson Hatcher motion to approve minutes as amended. The motion passed unanimously.

Chairperson Ruth Hatcher called for a motion to approve the minutes from the January 24, 2019, Regular Session. Director Brandenburg motioned, and Director Hover seconded.

The minutes were presented for discussion. There was none. The motion passes unanimously.

V. ELECTION COMMITTEE – CANDIDATE LOTTERY

Tom Throne and Ann Dahlke conducted the Candidate Lottery. Order of the 2019 Board of Director Candidates are as follows:

Teah Bidwell
Steve McKee
Bruce Portillo
Pat Laury
Jerre Barron, JR.
Deborah Emmons
John Nuttall

****Reminder from Election Committee, Meet the Candidates night will take place on March 19th at 6:00 p.m at Riordan Hall.**

VI. JOINT ADVISORY COMMITTEE REPORTS

(A) Lakes – No representative of the committee was present at the meeting. Minutes are available online. Tom Judson advised that the third water sampling had been received and continues to show no concern for their proximity to the Trafalgar Road Fire.

(B) Recreation – Tom Judson reported on behalf of the Recreation JAC. Construction on the fourth trap is almost complete. Tentative completion date is May 1st. Valentines Dance sold 174 tickets. Meet and Greet will be March 9th, 2019 at the BV Country Club vista room.

(C) Golf – Jason Loyd reported on behalf of the Golf JAC. Rounds are down a bit due to the weather. 2019 Golf Expo will be March 5th at Riordan Hall. Sub-committee will be formed to help with sponsorships, grants, etc. Voted to change the March meeting time to 4:00 p.m.

(D) Community Involvement – Tom Judson advised that a February Meeting was held, but not formal due to no quorum. The committee is searching for qualified candidates to fill outstanding positions.

VII. FINANCIAL REPORT BY DWAIN MITCHELL, TREASURER

Dwain Mitchell reported on End of Year 2018 financials and January 2019. The financial reports can be found at: <https://bellavistapoa.com/governance/financials/>

VIII. RESPONSE TO PREVIOUS OPEN FORUM COMMENTS

Property Owner Kevin Dooley – Expressed concerns on the Trafalgar Road Fire and West Side Stump Dump. Addressed the Board Candidates in the audience.

Property Owner Sandy Fosdick – Expressed her concerns over a pending City Policy and a pending rezoning of a property on Evanton.

Property Owner Joy Thomas Sawyer – Posed a question about the new water line crossing at Trafalgar Rd. Expressed concerns over the quality of the water and the Trafalgar Road Fire.

Property Owner Tommy Freytag – Posed a question about the money that the POA borrowed from POA Water. Also requested clarification on departments.

Property Owner Steve McKee – Questioned if the Cell Tower Lease sale had gone through yet. Suggested the Strategic Planning Meeting be open to the Potential Board Candidates.

Member Dylan Shaddox – Clarified the pending rezoning that is in front of the City.

Property Owner Kevin Dooley – Expressed concerns on the Trafalgar Road Fire and West Side Stump Dump. Addressed the Board Candidates in the audience.

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

Property Owner Susan Nuttall – Questioned the expense on pending Capital Projects.

Property Owner Deborah Emmons – Reminder for the Metfield to Blowing Springs public forum.

Property Owner Kevin Dooley – Expressed concerns on the proposed Metfield to Blowing Springs connector.

Property Owner Joy Thomas Sawyer – Expressed concerns over requested signage needed at Metfield Park due to the Trafalgar Road Fire.

Property Owner Dennis Hopson – Expressed concerns over City and POA communication.

OLD BUSINESS

NEW BUSINESS

X. RULES & REGULATION COMMITTEE – PROPOSED CHANGES TO THE GOVERNING DOCUMENTS. FIRST READING OF TWO.

COO Tom Judson advised where Proposed Policy changes can be found on the POA website.

a) Modifications to Policy 1.10 – Board of Directors Ethics. This is the Second and Final reading. (BOARD VOTE)

No change from last month. Director Whelchel motioned to accept the Second Reading, Vice-Chair Abrahamson seconded the motion.

Motion was presented for discussion, there was none. Motion approved Unanimously.

b) New Policy 1.12 – Disciplinary Procedure for Directors. This is the Second and Final reading. (BOARD VOTE)

No change from last month. Director Laury motioned to accept the Second Reading, Director Sinkus seconded the motion.

Motion was presented for discussion, there was none. Motion approved Unanimously.

c) Modifications to Policy 1.03.2 – Guidelines for functioning of the Election Committee. This is the First Reading of a required Two Readings. (BOARD VOTE)

General Counsel Doug McCash referenced the requested changes for Policy 1.03.2. In future elections, candidate announcement and candidate order will be done at the same meeting in January. Director Hover motioned to accept the First Reading, Director Whelchel seconded the motion.

Motion was presented for discussion, there was some regarding the time frame for walk in ballots. Motion approved Unanimously.

- d) Modification to Policy 6.02 – Official POA Publications and Release of Information. This is the First Reading of a required Two Readings. (BOARD VOTE)

Motion was presented for discussion, there was none. Motion approved Unanimously. Director Brandenburg motioned to accept the changes as presented. Motion was seconded by Director Abb.

Motion was presented for discussion, there was none. Motion approved Unanimously.

- e) Modifications to Policy 7.04 – Investment Policy. This is the First Reading of a required Two Readings. (BOARD VOTE)

COO Tom Judson advised of the changes to Policy 7.04. The change allows the POA to handle investments in-house rather than using and paying a third party. Able to use the lowest risk investments, such as CD's; Treasury Bills and Money Market accounts. Director Sinkus requested to add verbiage; On an annual basis in conjunction with the Audit findings. General Counsel Doug McCash entertained a motion to approve the reading as amended by Director Sinkus. Director Laury motioned to approve, Director Sinkus seconded.

Motion was presented for discussion, there was some regarding where verbiage would be placed. Motion approved Unanimously.

- XI. COMMUNITY INPUT MEETING** – Concrete connector from Metfield Park to Blowing Springs Park. The meeting will take place on March 12th at 6:30 p.m. at Cooper Elementary School.

XII. UPDATE ON THE TRAFALGAR ROAD FIRE AND THE OFFICIAL CLOSURE OF THE OTHER STUMP DUMPS.

COO Tom Judson provided an update on the Trafalgar Road Fire. We encourage you to refer to the City's website for updated information.

XIII. ANNOUNCEMENTS

- a) Community Input Meeting – Will be held on Tuesday, March 12th at 6:30 p.m. at Cooper Elementary School.
- b) GM Meeting – Will be held on Monday, March 14th at 2:30 p.m. in the Boardroom at the Country Club (This is a Closed Session)
- c) Board of Directors Work Session – Will be held on Thursday, March 21st at 9:00 a.m. in the Boardroom at the Country Club.
- d) Board of Directors Regular Meeting – Will be held on Thursday, March 28th at 6:00 p.m. in the Boardroom at the Country Club.
- e) GM Meeting – Will be held on Monday, April 11th at 2:30 p.m. in the Boardroom at the Country Club (This is a Closed Session)

- f) Board of Directors Work Session – Will be held on Thursday, April 18th at 9:00 a.m. in the Boardroom at the Country Club.
- g) Board of Directors Regular Meeting – Will be held on Thursday, April 25th at 6:00 p.m. in the Boardroom at the Country Club.

XIV. ADJOURNMENT

Chairperson Hatcher adjourned the meeting at 7:32 p.m.

Submitted:

Approved:

Roxie Goines, Asst. Corporate Secretary

Ruth Hatcher, Board Chairperson