

**BELLA VISTA PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING (WORK SESSION)  
JANUARY 17, 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, three guests and one media representative.

**I. CALL TO ORDER**

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

**II. MODIFICATION TO THE HANDICAPPED FLAG POLICY**

Darryl Muldoon advised the Board of a new test program. The program would begin in the summer golf season. It will give customers over the age of 80 an option to utilize a handicap flag from April-October allowing them to drive the golf cart off the cart path to no nearer than 30 feet.

**III. REQUEST FROM PROPERTY OWNER TO PROVIDE MORE STATISTICAL REPORTS**

COO Tom Judson advised that a property owner had requested more statistical reports be provided online to the membership. Mr. Judson will provide draft copies at next month's board meeting for the Board to review and approve.

**IV. MODIFICATIONS TO POLICY 1.10 – BOARD OF ETHICS**

Doug McCash advised of a proposed change to policy 1.10 – Board of Ethics.

**\*\*First Reading will be at the Regular Session Meeting on January 24, 2019.**

**V. NEW POLICY 1.12 – DISCIPLINARY PROCEDURE FOR DIRECTORS**

Doug McCash advised of a new policy 1.12 – Disciplinary Procedure for Directors.

The new policy provides more of an outline on Disciplinary Procedures rather than just removal of a Director. Misconduct form should be turned into the Corporate Secretary, the form is then submitted to the Board.

**\*\*First Reading will be at the Regular Session Meeting on January 24, 2019.**

**VI. MODIFICATIONS TO POLICY 6.02 – OFFICIAL POA PUBLICATIONS AND RELEASE OF INFORMATION**

Doug McCash advised of a proposed change to policy 6.02 – Official POA Publications and Release of Information.

**\*\*First Reading will be at the Regular Session Meeting on January 24, 2019.**

**VII. ARCHERY RANGE DEVELOPMENT UPDATE**

Jerry Hover updated the Board on an Archery Range update. Next step is looking at what type of design would work, temporary vs. permanent. Grants are also being looked at for funding sources. The committee has narrowed it down to three potential sites, they are:

1. Gun Range
2. McNeely Rd
3. ARKMO

The next meeting is March 16, 2019, time is TBD.

**VIII. PLANNING FOR A LOT SALE EVENT**

Doug McCash advised of a “Lot Sales Event” towards the end of March. The POA currently owns around 600 lots, these lots will be available at a greatly reduced price.

**IX. UPDATE ON STUMP DUMPS AND TRAFALGER ROAD FIRE**

Tom Judson advised at the request of the ADEQ the POA Water department added a water tap near the Trafalgar Road Fire.

The other stump dumps closed between 10-20+ years ago have been inspected by FTN. FTN has submitted letters to the ADEQ to official close the other stump dumps.

The West-Side dump is awaiting approval from ADEQ to officially remediate and eventually officially close.

**X. OPEN FORUM – PROPERTY OWNER COMMENTS AND QUESTIONS**

John Nuttall – Expressed concerns on updated Rules and Regs. Minutes

Susan Nuttall- Expressed concerns on reports and requested a link provided on Agenda for updated policies. Gave a mini synopsis for the Longest Day Ever Alzheimer’s events. Golf Tournament is on August 17<sup>th</sup>, 2019.

**XI. ANNOUNCEMENTS**

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

b. GM Meeting – Will be held on Thursday, February 14<sup>th</sup> 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 19<sup>th</sup> 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 21<sup>st</sup> at 9:00 a.m. in the Boardroom at the Country Club.

e. Board of Directors Regular Meeting – Will be held on Thursday, February 28<sup>th</sup> at 6:30 p.m. in the Boardroom at the Country Club.

**XII. ADJOURNMENT**

Chairperson Hatcher adjourned the meeting at 9:48 a.m.