

**BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING (REGULAR SESSION)  
JANUARY 24, 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 Corporate Secretary Leia Bush

**I. CALL TO ORDER**

Chairperson Hatcher called the meeting to order at 6:30 p.m. There were approximately 32 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. Dale Kirby was nominated for completing 36 SkillSets courses. Stacie Higgins was nominated for completing 19. Both were given their awards before the meeting.

**IV. APPROVAL OF MINUTES (BOARD VOTE)**

Chairperson Ruth Hatcher called for a motion to approve the minutes from the December 13, 2018, Work Session. Director Abrahamson motioned and Director Sinkus seconded.

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

Chairperson Ruth Hatcher called for a motion to approve the minutes from the December 20, 2018, Regular Session. Director Brandenburg motioned and Director Sinkus seconded.

The minutes were presented for discussion, there was some. 8 voted in favor including Chairperson Hatcher, Vice Chairperson Abrahamson, Directors Abb, Sinkus, Hover, Portillo, Whelchel and Brandenburg, Director Laury abstained.

## **V. FINANCIAL REPORT BY DWAIN MITCHELL, TREASURER**

The Year End books have not yet been closed. To ensure all transactions that belong in 2018 are reflected in the financial reports, per standard practice, we hold the books open for an extended period of time. Once the books are fully closed, the Year-End financial reports will be made available on the POA's website.

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

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 about the 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. OPEN FORUM – PROPERTY OWNER COMMENTS LIMITED TO 3 MINUTES**

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.

## **VIII. JOINT ADVISORY COMMITTEE REPORTS**

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

(B) Recreation – Mary Henning and Val Coulter reported on behalf of the Recreation JAC. There continues to be interest in having an Archery Range, the committee is still in the information gathering phase. More trees have been planted at Blowing Springs. Highlands clubhouse now has a pool table and dart boards are on order. A member attended the meeting and requested more volunteers for the trails. Meet and Greet was attended by 50 people. Next Meet and Greet March 9<sup>th</sup>.

(C) Golf – Jason Loyd reported on behalf of the Golf JAC. Additional handicap flag policy for 80 years or over from April – October. Strategic Committee Meeting will be Feb 20<sup>th</sup>.

(D) Community Involvement – Dylan Shaddox advised that a January Meeting was not held. Next committee meeting is Feb 7<sup>th</sup>, 2019 @ 6:00pm @ the Country Club Boardroom.

## **OLD BUSINESS**

## **NEW BUSINESS**

### **IX. 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. Director Abrahamson motioned to approve the first reading. Motion was seconded by Director Sinkus.

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

b) New Policy 1.12 – Disciplinary Procedure for Directors. Director Sinkus motioned to approve the first reading. Motion was seconded by Director Laury.

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

c) Modification to Policy 6.02 – Official POA Publications and Release of Information. Director Abb motioned to approve the first reading. Motion was seconded by Director Sinkus.

Motion was presented for discussion. Motion was discussed by the Board. Director Laury motioned to table the Policy 6.02 to allow further time to modify the language. The motion did not receive a second, and therefore failed. Chairperson Hatcher called for a vote on the original motion to approve the first reading of Policy 6.02. Eight voted in favor including Chairperson Hatcher, Vice Chairperson Abrahamson, Directors Abb, Sinkus, Hover, Portillo, Welchel and Brandenburg. Director Laury voted against the motion.

### **X. UPDATE ON THE TRAFALGAR ROAD FIRE AND THE OFFICIAL CLOSURE OF THE OTHER STUMP DUMPS.**

COO Tom Judson provided an update on the plan to officially close previously utilized stump dumps, this is in consultation with FTN. Mr. Judson advised, the second water analysis came back with no findings.

### **XI. ANNOUNCEMENTS**

a) Community Meeting on the Trafalgar Road Fire – Tuesday, February 12<sup>th</sup> at 6:00 p.m. at Riordan Hall.

b) GM Meeting – Will be held on Thursday, February 14<sup>th</sup> at 1:00 p.m. in the Boardroom at the Country Club (This is a Closed Session) Note change in date and time.

- c) Strategic Planning Meeting – Tuesday, February 19<sup>th</sup> at 9:00 a.m. 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.
- f) GM Meeting – Will be held on Monday, March 14<sup>th</sup> at 2:30 p.m. in the Boardroom at the Country Club (This is a Closed Session)
- g) Board of Directors Work Session – Will be held on Thursday, March 21<sup>st</sup> at 9:00 a.m. in the Boardroom at the Country Club.
- h) Board of Directors Regular Meeting – Will be held on Thursday, March 28<sup>th</sup> at 6:30 p.m. in the Boardroom at the Country Club.

**XII. ADJOURNMENT**

Chairperson Hatcher adjourned the meeting at 8:05 p.m.

Submitted:

Approved:

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Leia Bush, Corporate Secretary

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Ruth Hatcher, Board Chairperson