

**BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING (REGULAR SESSION)  
MARCH 28, 2019 6:00 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, General Counsel Doug McCash, Treasurer and Director of Finance and Administration Dwain Mitchell, Assistant Corporate Secretary Roxie Goines and Corporate Secretary Tammie Loyd.

**I. CALL TO ORDER**

Chairperson Hatcher called the meeting to order at 6:00 p.m. There were approximately 19 members in attendance, as well as three media representatives.

**II. PLEDGE OF ALLEGIANCE**

**III. CELEBRATING SUCCESS**

The following employees are being recognized in this month's Celebrating Success. Rene Chamberlain, Shelly Patterson, Sonia Thorburn, Carolyn Reynolds, and Jill Dugdale from the Water Billing Department, Will Patience, Jeff Kellogg and Ron Prince from the Meter Department, Erin Pierson from Water Maintenance, and Jack Brooks from IT.

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

Chairperson Hatcher called for a motion to approve the minutes from the February 21, 2019, Work Session. Director Abrahamson motioned, and Director Sinkus seconded. The minutes were presented for discussion. There was none. The motion passed unanimously.

Chairperson Hatcher called for a motion to approve the minutes from the February 28, 2019, Regular Session. Director Brandenburg motioned, and Director Hover seconded. The minutes were presented for discussion. There was none. The motion passed unanimously.

Chairperson Hatcher called for a motion to approve the minutes from the March 21, 2019, Work Session. Director Ab motioned, and Director Brandenburg seconded. The minutes were presented for discussion. There was none. The motion passed unanimously.

## **V. JOINT ADVISORY COMMITTEE REPORTS**

a) Lakes – Mr. Judson reported on behalf of the Lakes JAC. He discussed the routing and improvements to the parking at Stoneykirk boat ramp and the addition of a large sign to illustrate how to navigate the new process. Lake Windsor is also steadily coming back up to level.

b) Recreation – Gary Griffin reported on behalf of the Recreation JAC that Branchwood is busy and will continue to get busier. The construction at the fourth trap of the Gun Range is on-going and is slated for completion by May 1st. Painting in the Riordan Hall exercise room is complete and has been well received. Blowing Springs was in the news with the Arboretum and the planting of the trees. The Archery Sub-Committee had a meeting at the ARKMO property with 22 people in attendance, the findings and recommendations will be presented at the April Recreation JAC meeting.

c) Golf – Jason Loyd reported on behalf of the Golf JAC. Member green fees and cart fees, guest revenue and merchandise sales are all up over last year. Golf rounds are also up from last year. Approximately 350 people attended the March 5<sup>th</sup>, 2019 Golf Expo at Riordan Hall. Play conditions (carts on path, 90-degree rule, etc.) will now be posted for the current day only and will not be available the day before, due to constantly changing weather conditions. Golf Fest is Saturday, April 13<sup>th</sup>, 2019.

d) Community Involvement – Dylan Shaddox reported on behalf of the Community Involvement JAC. The Tailgates and Fire Flies event will be held on June 15<sup>th</sup>. They are potentially seeking new members for the committee.

## **VI. RULES & REGULATIONS COMMITTEE MINUTES**

Vice Chairperson Abrahamson discussed the outcome of the Rules and Regulations Committee meeting held on March 26<sup>th</sup>. After discussion on Policy 8.03 regarding Septic System Failures and the use of Common Property, the committee members recommended to leave the current policy as written. The second item discussed was Board member “required attendance” at meetings. After in-depth discussions and various suggestions, the Board agreed upon new language that will get presented at the April Work Session. The third item discussed were potential revisions to our guest policy. After in-depth discussion, the committee determined the Board needs additional discussion in their April meetings. The last item discussed was the development of a board vision and mission policy. The committee can begin the difficult process of developing a mission and vision for the Board with suggestions and input that has been collected since their meeting.

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

Dwain Mitchell reported on February 2019, year to date financials. The financial reports can be found at: <https://bellavistapoa.com/governance/financials/>

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

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.

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

Property Owner Wally Sheldon – Expressed concerns regarding the unaudited financial statements for 2017 and 2018.

Property Owner Robert Stock – Expressed concerns regarding members' fees and privileges versus guests.

Property Owner Nancy Stock – Expressed concerns about assessment increases with referendum.

Property Owner Sandy Fosdick – Expressed concerns regarding the bike trails in the Highlands and Trailhead parking as well as guests using member amenities.

Property Owner Steve McKee – Expressed concerns regarding the Amenity Study from 2013 versus to the Master Trail and Greenway Plan.

Property Owner Joy Sawyer – expressed concerns regarding trails, member input and allowing the public to use our amenities.

## **OLD BUSINESS**

## **NEW BUSINESS**

### **X. VOTE TO APPROVE TAMMIE LOYD AS THE POA'S NEW CORPORATE SECRETARY**

Director Whelchel motioned to appoint Tammie Loyd as the POA's Corporate Secretary, Director Brandenburg seconded. There was no discussion. The motion approved unanimously.

### **XI. RULES & REGULATION COMMITTEE – PROPOSED CHANGES TO THE GOVERNING DOCUMENTS. SECOND READING OF TWO.**

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

Mr. McCash entertained a motion to approve the second and final reading of Policy 1.03.2. Director Abrahamson motioned to approve, Director Hover seconded. There was no discussion. Motion approved unanimously.

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

Mr. McCash entertained a motion to approve the second and final reading of Policy 6.02. Director Brandenburg motioned to approve, Director Portillo seconded. There was no discussion. Motion approved unanimously.

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

Mr. McCash entertained a motion to approve the second and final reading of Policy 6.02. Director Abrahamson motioned to approve, Director Hover seconded. There was no discussion. Motion approved unanimously.

## **XII. APPROVAL OF COMMITTEE APPOINTMENTS**

At the Lakes Committee meeting on March 20<sup>th</sup>, the Lakes Committee recommended the Board approve a second term for Matt Champagne and Kelly Austin. Director Hover motioned to approve the appointment of Matt Champagne and Kelly Austin for a second term on the Lakes Committee, Director Brandenburg seconded the motion. There was no discussion. The motion approved unanimously.

## **XIII. CHANGE IN SCOPE AND FUNDING – GUN RANGE CAPITAL PROJECT**

COO Tom Judson reported that the POA received \$43,000 from the reclamation of lead and stated these funds would be used in their entirety towards the Highlands Gun Range. During construction, the original amount funded for the project was insufficient due to the construction of a handicapped parking space. Management is requesting a change in scope of the project to include the handicap accessibility, increasing the funding to \$48,000. Director Brandenburg motioned to approve the change in scope to include handicapped accessibility for the expansion at Highlands Gun Range (CP #7038) and to increase the funding to \$48,000. Director Abb seconded the motion. There was no discussion. The motion approved unanimously.

## **XIV. RESULTS OF THE FLASH SALE**

Mr. Judson reported the POA owns approximately 500 lots. Approximately 348 of those lots that fell into a “membership” category, (due to small size, steep topography, inability to perc) for years. No assessments had been paid to the POA during this time, yet property taxes had to be paid. The Flash Sale brought in \$69,600 in revenue. Additionally, starting in 2020 the POA will bring in \$66,816 per year in assessment income, while saving \$10,500 per year in property taxes. We plan to aggressively market annual pool, tennis, golf and fitness memberships to these buyers. Due to the voter eligibility cut-off date of March 31, 2019, these new owners will not be eligible to vote in the current election. The POA plans to sell the approximately 170 remaining lots in inventory through their website.

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

Mr. Judson provided an update on the Trafalgar Road Fire and closure of the other stump dumps. We are still awaiting approval from ADEQ for the submitted plans for the closing of all other stump dumps. We encourage you to refer to the City and ADEQ's website for official updated information. The POA has provided the city with the March 22<sup>nd</sup> report from CTEH.

**XVI. ANNOUNCEMENTS**

- a. **GM Meeting** – Thursday, April 11<sup>th</sup> at 2:30 p.m. in the Boardroom at the Country Club. (This is a closed session).
- b. **Board of Directors Work Session** – Thursday, April 18<sup>th</sup> at 9:00 a.m. in the Boardroom at the Country Club.
- c. **Board of Directors Regular Meeting** – Thursday, April 25<sup>th</sup> at 6:00 p.m. in the Boardroom at the Country Club.
- d. **GM Meeting** – Thursday, May 9<sup>th</sup> at 2:30 p.m. in the Boardroom at the Country Club. (This is a closed session).
- e. **Board of Directors Work Session** – Tuesday, May 14<sup>th</sup> at 9:00 a.m. in the Boardroom at the Country Club. (Note change in date of this meeting)
- f. **Annual Meeting** – Tuesday, May 21<sup>st</sup> at 6:00 p.m. at Riordan Hall.
- g. **Board of Directors Regular Meeting** – Thursday, May 23<sup>rd</sup> at 6:00 p.m. in the Boardroom at the Country Club.

**XIV. ADJOURNMENT**

Chairperson Hatcher adjourned the meeting at 7:04 p.m.

Submitted:

Approved:

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Tammie D. Loyd, Corporate Secretary

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Ruth Hatcher, Board Chairperson