



Board of Directors Regular Meeting
May 23, 2019 – 6:00 p.m.
Boardroom at the Country Club
98 Clubhouse Drive, Bella Vista

Agenda

- I. Call to Order
- II. Pledge of Allegiance
- III. Celebrating Success
- IV. Announcement of new members of the Bella Vista Property Owners Association Board of Directors.
- V. Approval of Minutes:
 - April 25, 2019 - Board of Directors Regular Meeting (**BOARD VOTE**)
 - May 14, 2019 - Board Work Session Meeting (**BOARD VOTE**)
- VI. Executive Session Summary – May 3, 2019
 - a. The Board granted Tom Judson, President of the Bella Vista Property Owners Association, the authority to execute an Administrative Order for Trafalgar Road Remedial Action settlement with the Arkansas Department of Environmental Quality, dated May 3, 2019.
 - b. The Board granted Tom Judson, President of the Bella Vista Property Owners Association, the authority to execute an agreement with ERM, E-3 Environmental and CTEH. The Board waives the requirement of getting three bids since time is of the essence and there are limited companies qualified to do this type of work.
 - c. The Board granted Tom Judson, President of the Bella Vista Property Owners Association, the authority to enter into a loan, not to exceed \$2,000,000, with a lending institution.
 - d. The Board granted Tom Judson, President of the Bella Vista Property Owners Association, the authority to utilize all available funds, including the emergency funds, including but not limited to transferring funds from the Water Utility. The POA will maintain sufficient funds for day to day operations. The Board acknowledges that if another emergency, or large expenditure of funds, were to occur prior to the replenishment of the emergency funds, the POA may not have sufficient funds at their disposal.

The Board authorized the Press Release from the Bella Vista Property Owners Association.

VII. Executive Session Summary – May 22, 2019

- a. The Board granted Tom Judson, President of the Bella Vista Property Owners Association, the authority to negotiate a contract, for the ARK/MO Property, between the Bella Vista Property Owners Association and Recasting, LLC for a sale price not less than \$1,475,000, less any transaction fees.
- b. Discussion on a personnel matter.

VIII. Joint Advisory Committee Reports:

- Lakes
- Recreation
- Golf
- Community Involvement

IX. Financial Reports – *CFO Dwain Mitchell*

The financial reports can be found at: <https://bellavistapoa.com/governance/financials/>

X. Last Month's Open Forum Comments and Questions:

- a. Property Owner John Nuttall – Expressed concerns regarding timely posting of minutes and Executive Session topics.
- b. Property Owner Chris Taylor – Expressed concerns about covenants and licensure of his boat.
- c. Property Owner Roger Rubien – Expressed his thanks and effort in the development and construction of top-shelf trail systems in Bella Vista.
- d. Property Owner Sandy Fosdick – Expressed concerns regarding Board Member attendance policy and the ARK/MO property.
- e. Property Owner Nancy Stock – Expressed concerns regarding Board Member attendance policy.
- f. Property Owner Bob Stock – Expressed concerns regarding the Golf Playing Card.
- g. Property Owner Bob Stock – Expressed concerns about marketing, bike trail fees and golf costs.

XI. Open Forum – Property Owner Comments. Comments are limited to three minutes per property owner. Prior to making comments, property owners shall state their name and the street their property is located.

XII. Vote regarding Septic Failure at 7 Henrietta Lane.

XIII. Vote regarding Water Rate Increase (HB 1737 now ACT 788).

XIV. Vote regarding 2019 Capital Project Cuts.

XV. Vote regarding Recreation and Community Involvement Committee nominations.

XVI. Update on the Trafalgar Road Fire and the other stump dump sites.

XVII. Announcements:

- a. **Marina Grand Opening** – Wednesday, June 5th, from 3:00 to 6:00 p.m. at The Marina

- at Lakepoint.
- b. **GM Meeting** – Thursday, June 6th at 2:30 p.m. in the Boardroom at the Country Club. (**Note Date Change.** This is a closed session).
 - c. **Board of Directors Work Session** – Thursday, June 20th at 9:00 a.m. in the Boardroom at the Country Club.
 - d. **Board of Directors Regular Meeting** – Thursday, June 27th, at 6:00 p.m. in the Boardroom at the Country Club.

XVIII. Adjournment