

**BELLA VISTA PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING– (REGULAR SESSION)  
APRIL 25, 2019 ° 6:00 P.M. ° COUNTRY CLUB BOARDROOM**

**BOARD MEMBERS PRESENT:** Chairperson Ruth Hatcher, Vice Chairperson Jim Abrahamson, Directors Mike Abb, Jerry Hover, Mary Sinkus, and Patrick Laury.

**BOARD MEMBERS ABSENT:** Directors Bruce Portillo, David Whelchel, and David Brandenburg.

**BOARD MEMBER PROXIES:** Chairperson Hatcher held Director Brandenburg's proxy, Director Sinkus held Director Portillo's proxy, and Vice Chairperson Abrahamson held Director Whelchel's proxy.

**OTHERS PRESENT:** Chief Operating Officer Tom Judson, General Counsel Doug McCash, Treasurer and Director of Finance and Administration Dwain Mitchell, and Corporate Secretary Tammie Loyd.

**I. CALL TO ORDER**

Chairperson Hatcher called the meeting to order at 6:00 p.m. There were approximately 31 members in attendance, as well as five media representatives.

**II. PLEDGE OF ALLEGIANCE**

**III. CELEBRATING SUCCESS**

The following employees are being recognized in this month's Celebrating Success: Diana Archer, Cathy Bernthal, Pat Harper, Shonda Roscher, Mary Durbin, Nancy Sost, David Thornton, Clark Woods, Roxie Goines, Natalie Short, Kim Carlson, Ray Petit, Mark Archer, and Doug McCash. This group planned and executed the successful Flash Sale. Tommy Lee was recognized for his kind heart and superior service.

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

Chairperson Hatcher called for a motion to approve the minutes from the March 28<sup>th</sup>, 2019 Regular Session. Vice Chairperson Abrahamson motioned, and Director Abb seconded. The minutes were presented for discussion. There were none. The motion passed unanimously.

Chairperson Hatcher called for a motion to approve the minutes from the April 18<sup>th</sup>, 2019 Work Session. Director Laury motioned, and Director Abb seconded. The minutes were presented for discussion. There were none. The motion passed unanimously.

## **V. EXECUTIVE SESSION SUMMARY**

Mr. Judson stated that during the Executive Session on April 16, 2019, the Board authorized management to increase the presence of Lake Rangers to provide increased oversight at the amenities. The Board also agreed that no changes will be made to the current guest policy. The Board also authorized management to list the ARK/MO property for sale and officially place the property on the market. If an acceptable offer were to be received, the Board would need to vote on such an offer at a Regular Meeting to authorize the sale.

## **VI. JOINT ADVISORY COMMITTEE REPORTS**

- a) Lakes – There was no report on behalf of the Lakes JAC.
- b) Recreation – Mr. Judson reported on behalf of the Recreation JAC stating that the Archery Range subcommittee is looking at alternate locations due to listing the ARK/MO property. The committee has been advised to look at the land off McNelly Road, off of County Road 40. Staff members are working on the proposals.
- c) Golf – Jason Loyd reported on behalf of the Golf JAC. He stated that merchandise sales continued to be up; golf revenue is trending up as well. Golf Fest was a success in spite of the weather. The first annual glow in the dark golf tournament was held at Highlands golf course. The Shot in the Dark tournament was successful in raising money for local high school golf teams. The Highlands staff members went above and beyond. Susan Nuttall was nominated for her second term on the Golf JAC. The Community Input Meeting for Brittany will be held May 14<sup>th</sup>, at 4:00 p.m. at Riordan Hall. Chairperson Hatcher gave special thanks to all the golf committee members that volunteered at Golf Fest.
- d) Community Involvement – Dylan Shaddox reported on behalf of the Community Involvement JAC. He stated that planning is underway for the Fireflies and Tailgating event on Saturday, June 15<sup>th</sup> at 6:30 p.m. The committee has created an event on FaceBook and has over 1200 people interested. The POA will supply hot dogs, while supplies last.

## **VII. FINANCIAL REPORTS**

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

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

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.

**IX. RULES AND REGULATIONS COMMITTEE – PROPOSED CHANGES TO THE GOVERNING DOCUMENTS. FIRST READING OF TWO**

Chairperson Hatcher stated that this discussion would be tabled due to the absence of 3 Board of Directors. The topic should have all members present for discussion. Vice Chairperson Abrahamson motioned to table the issue. Director Sinkus seconded. After discussion on the election and the potential of new board members, Vice Chairperson Abrahamson amended his original motion to table the modification until the June Board Meeting, to include the newly elected members. Director Sinkus seconded. After discussion on the specifics of the policy. The motion passed unanimously.

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

Property Owner John Nuttall – Expressed concerns that the items discussed during the Executive Session did not meet the criteria for an Executive Session, in his opinion. His other area of concern was that minutes from Committee Meetings were not posted in a timely manner.

Property Owner Chris Taylor – Expressed concerns about the oversight of covenants and guidelines seem to benefit disrespectful homeowners. Mr. Taylor shared pictures of the issue he was dealing with and asked for help in dealing with it. He also stated that he was unable to license a boat that was willed to him by his late father-in-law and he asked what the procedure was to license and sticker his boat in Bella Vista properly. Mr. Judson stated that the Architectural Control Committee polices the policy on aesthetics and fencing, and that he would look into the boat issue for him.

Property Owner Roger Rubien – Expressed his thanks and effort in the development and construction of top-shelf trail system in Bella Vista. He knows that not everyone uses the trails, but he does not begrudge the dollars that are needed to subsidize other amenities such

as golf and lakes. He hopes that this Board and future Boards will complete the future vision for the trails.

Property Owner Sandy Fosdick – Expressed concerns regarding Board Member attendance and the likelihood of attracting working members to run for the BV POA Board of Directors. Mr. Judson explained that Special Meetings do not include Committee Meetings and conference calls count as being present. She also expressed concerns about why the ARK/MO property is now for sale again.

Property Owner Nancy Stock – Expressed concerns regarding Board Member attendance policy change and that changes should be considered to allow for a more diverse Board that accurately represents each area of Bella Vista.

Property Owner Bob Stock – Expressed concerns regarding the \$199 Golf Playing Card.

Property Owner Kent Brown – Expressed concerns about the need to market towards the retirement community. He also expressed concerns about charging fees for the bike trails to help subsidize the maintenance, the discrepancy in the cost of golf for members versus non-members. He also proposed compensation for Board Members. This would help to widen the selection for board candidates.

## **OLD BUSINESS**

## **NEW BUSINESS**

### **X. APPROVAL OF COMMITTEE APPOINTMENTS**

The Golf JAC Committee voted unanimously to recommend, to the Board of Directors, Susan Nuttall for a second term. Director Abb motioned to retain Susan Nuttall for a second term on the Golf Joint Advisory Committee. Director Sinkus seconded. There was no discussion. The motion passed unanimously.

### **XI. UPDATE ON THE TRAFALGAR ROAD FIRE AND THE OTHER STUMP DUMP SITES**

The POA has been in contact with ADEQ regarding all four stump dump sites on the closure of these sites. We are continuing to negotiate the official closure of all four sites and are hoping to receive guidance soon to close them within a reasonable period of time. Last week, the ADEQ had a community meeting at Riordan Hall. They presented very good information at this meeting.

### **XII. INDEPENDENT AUDITOR'S REPORTS AND FINANCIAL STATEMENTS – DECEMBER 31, 2018 AND 2017**

Mr. Judson stated the Draft version was accepted by the Audit Committee in their April 25<sup>th</sup>, 2018 meeting and asked the Board to vote on it this evening. Vice Chairperson Abrahamson moved to accept the Draft version of the Audit and await the final version at

the Annual Meeting, Director Abb seconded. There were no discussion. The motion passed unanimously.

### **XIII. ANNOUNCEMENTS**

- a. **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).
- b. **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)
- c. **Community Input Meeting on Brittany** – Tuesday, May 14<sup>th</sup> at 4:00 p.m. at Riordan Hall.
- d. **Annual Meeting** – Tuesday, May 21<sup>st</sup> at 6:00 p.m. at Riordan Hall.
- e. **Board Officer Meeting** – Thursday, May 23<sup>rd</sup> at 4:00 p.m. in the Boardroom at the Country Club. (This is a closed session).
- f. **Board of Directors Regular Meeting** – Thursday, May 23<sup>rd</sup> at 6:00 p.m. in the Boardroom at the Country Club.
- g. **GM Meeting** – Thursday, June 6<sup>th</sup> at 2:30 p.m. in the Boardroom at the Country Club. (Note Date Change. This is a closed session).
- h. **Board of Directors Work Session** – Thursday, June 20<sup>th</sup> at 9:00 a.m. in the Boardroom at the Country Club.
- i. **Board of Directors Regular Meeting** – Thursday, June 27<sup>th</sup> at 6:00 p.m. in the Boardroom at the Country Club.

### **XIV. ADJOURNMENT**

Chairperson Hatcher adjourned the meeting at 7:02 p.m.

Submitted:

Approved:

---

Tammie D. Loyd, Corporate Secretary

---

Ruth Hatcher, Board Chairperson