

**BELLA VISTA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING (WORK SESSION)
JUNE 20, 2019 ° 9:00 A.M. ° COUNTRY CLUB BOARDROOM**

BOARD MEMBERS PRESENT: Chairperson Ruth Hatcher, Vice Chairperson David Brandenburg, Directors, Jim Abrahamson, Jerre Barron, Jr., Teah Bidwell, Jerry Hover, Steve McKee, Mary Sinkus, and David Whelchel.

BOARD MEMBERS VIA TELEPHONE: None.

BOARD MEMBERS ABSENT: None.

PROXY: None.

OTHERS PRESENT: Chief Operating Officer Tom Judson, General Counsel Doug McCash, Treasurer and Chief Financial Officer Dwain Mitchell, Corporate Secretary Tammie Loyd, Kim Carlson, eight members, and one media representative.

I. CALL TO ORDER

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

II. 2020 BUDGET CALENDAR

Mr. Judson and the Board discussed the timeline for the operating, capital, and financial budgets.

III. GOLF COMMITTEE RECOMMENDATIONS REGARDING THE FUTURE OF BRITTANY GOLF COURSE

Mr. Judson stated the Board thought it would be helpful if the Golf Joint Advisory Committee (JAC) formed an ad hoc subcommittee to shepherd the recommendations to improve the rounds on Brittany.

Chairperson Hatcher asked for a consensus regarding the nomination from the Golf JAC to keep Brittany Golf Course open. The consensus to keep Brittany open was unanimous.

After discussions, the Board agreed to take a vote during the June Regular Session Board meeting regarding the future of Brittany Golf Course.

IV. GOLF AND LAKES COMMITTEE NOMINATIONS

Mr. Judson and the Board discussed the nomination of Gary Mertz to the Golf JAC and the nomination of Jason Adams to the Lakes JAC. The nominations will go to a vote during the June Regular Session Board Meeting.

V. UPDATE ON HIGHLANDS STUMP DUMP

Mr. Judson stated that ADEQ accepted the revised remediation plans prepared by FTN on May 29th, 2019. Remediation of the site includes the use of a geosynthetic clay liner final cover. The approved 2019 operating budget allocated \$100,000, and we determined the actual cost will be \$326,200. FTN recommends a contingency of 30% because core samples will be required to determine the extent of the footprint of the stump dump. No approval is necessary by the board for an operating expense. Mr. Judson wanted to inform the board of a large expense that is significantly over budget.

VI. UPDATE ON TRAFALGAR ROAD FIRE

Mr. Judson stated the fire is out, and trench burning is complete. Drone footage will be taken today to show an update of the site. Be sure to check our webpage for updates on the site.

VII. UPDATE ON SALE OF ARK/MO

Mr. Judson stated the entire parcel is under contract with Recasting, LLC, and will close within 60 days.

VIII. CONFLICT OF INTEREST DISCLOSURE STATEMENT

Mr. McCash stated that an updated Conflict of Interest Disclosure Statement is required from each board member on an annual basis. Each board member should review, sign, and return to Mr. McCash.

IX. MODIFICATIONS TO POLICY 1.12 AND ARTICLE III 5.A

The Rules & Regulations Committee will meet after the Regular Session Board Meeting on June 27th to review and make recommendations to Policy 1.12 and Article III 5.A.

X. OPEN FORUM

- a. Property Owner Bruce Portillo spoke regarding a recent letter to the editor and provided a list of major POA projects that were funded and completed from 2016 through August 2018.
- b. Property Owner Kevin Dooley welcomed the newest members of the board and thanked the board members for their time and dedication.

XI. ANNOUNCEMENTS

- a. Board of Directors Regular Meeting – Thursday, June 27th at 6:00 p.m. in the Boardroom at the Country Club.
- b. Rules & Regulations Committee Meeting – Thursday, June 27th at 7:30 p.m. in the Boardroom at the Country Club. (To be held after the Regular Board Meeting)
- c. Fireflies & Tailgating (Community Involvement Committee) – Saturday, June 29th at 6:30 p.m. at Blowing Springs.

- d. Board of Directors GM Meeting – Thursday, July 11th at 2:30 p.m. in the Boardroom at the Country Club. (Closed session)
- e. Board of Directors Work Session – Thursday, July 18th at 9:00 a.m. in the Boardroom at the Country Club.
- f. Board of Directors Regular Meeting – Thursday, July 25th at 6:00 p.m. in the Boardroom at the Country Club.
- g. Board of Directors GM Meeting – Thursday, August 8th at 2:30 p.m. in the Boardroom at the Country Club. (Closed session)
- h. Board of Directors Work Session – Thursday, August 15th at 9:00 a.m. in the Boardroom at the Country Club.
- i. Board of Directors Regular Meeting – Thursday, August 22nd at 6:00 p.m. in the Boardroom at the Country Club.

XII. ADJOURNMENT

Chairperson Hatcher adjourned the meeting at 9:50 a.m.