

**BELLA VISTA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING– (REGULAR SESSION)
MAY 23, 2019 ° 6:00 P.M. ° COUNTRY CLUB BOARDROOM**

BOARD MEMBERS PRESENT: Chairperson Ruth Hatcher, Vice Chairperson Jim Abrahamson, Directors David Brandenburg, Jerry Hover, Bruce Portillo, Mary Sinkus, and David Whelchel.

BOARD MEMBERS ABSENT: Directors Mike Abb and Patrick Laury.

BOARD MEMBER PROXIES: Director Sinkus held Director Laury's proxy.

OTHERS PRESENT: Chief Operating Officer Tom Judson, Treasurer and Director of Finance and Administration Dwain Mitchell, Corporate Secretary Tammie Loyd, 15 members, and 4 media representatives.

I. CALL TO ORDER

Chairperson Hatcher called the meeting to order at 6:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. CELEBRATING SUCCESS

Paul Gomez, Supervisor at The Metfield Golf Complex, presented Debi Laurella the Celebrating Success award for her outstanding performance in all areas of her job, as well as her exceptional customer service techniques.

IV. ANNOUNCEMENT OF NEW MEMBERS OF THE BELLA VISTA PROPERTY OWNERS ASSOCIATION BOARD OF DIRECTORS

Chairperson Hatcher announced the winners of the 2019 Board of Directors election and welcomed Jerre Barron, Jr., Teah Bidwell, and Steve McKee.

2019 – 2020 Board Officers:

Chairperson – Ruth Hatcher

Vice Chairperson – David Brandenburg

Board Liaisons for the Joint Advisory Committees are:

Community Involvement – Teah Bidwell, Steve McKee, and Mary Sinkus

Golf –Jim Abrahamson, Jerre Barron, Jr., Mary Sinkus, and David Whelchel

Lakes –Jerre Barron, Jr., David Brandenburg, and Jerry Hover

Recreation – Jim Abrahamson, Jerry Hover, and Steve McKee

Strategic –Ruth Hatcher and Mary Sinkus

The Board Liaisons for the Board Committees are:

Audit – Jim Abrahamson, Ruth Hatcher, and David Whelchel

Rules & Regulations – David Brandenburg, Teah Bidwell, Jerry Hover, and Steve McKee

V. APPROVAL OF MINUTES (BOARD VOTE)

Chairperson Hatcher called for a motion to approve the minutes from the April 25th, 2019 Regular Session. Vice Chairperson Abrahamson motioned to approve the minutes. Director Brandenburg seconded. There was no discussion. The motion passed unanimously.

Chairperson Hatcher called for a motion to approve the minutes from the May 16th, 2019 Work Session. Director Sinkus motioned to approve the minutes. Director Portillo seconded. There was no discussion. The motion passed unanimously.

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

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. The Board discussed a personnel matter.

VII. JOINT ADVISORY COMMITTEE REPORTS

- a) Lakes – Mr. Judson spoke on behalf of the Lakes JAC stating the committee continues to look for ways to simplify boat registrations, and they discussed lake closures for the year.

- b) Recreation – Gary Griffin reported on behalf of the Recreation JAC, that the Archery Range subcommittee is looking at alternate locations, due to the sale of the ARK/MO property. Lifeguards will compete in a challenge this year that promotes safety and swim lessons for those who are unable to afford them. Pools and beach will open this Saturday.
- c) Golf – Susan Nuttall reported on behalf of the Golf JAC. She stated that the courses were in good shape, even with all the recent rain events. The Golf JAC has voted to continue the practice of not overseeding, and they will not recommend overseeding the fairways to the Board. The Community Input Meeting, held on May 14th, was very well attended and the overwhelming majority want to keep Brittany open. The Golf JAC will review all of the input and develop their recommendation at the May 29th Committee Meeting. They will then take this recommendation to their regular Golf JAC meeting on June 5th. The committee will present recommendations to the Board of Directors at the June 27th Regular Session meeting.
- d) Community Involvement – Mr. Judson reported on behalf of the Community Involvement JAC. He stated that planning is underway for the Fireflies and Tailgating event on Saturday, June 15th, at 6:30 p.m. The committee has created an event on FaceBook and has over 1,800 people interested. The POA will supply hot dogs, while supplies last. The Community Involvement JAC is currently seeking additional volunteers to serve on the committee.

VIII. FINANCIAL REPORTS

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

IX. RESPONSE TO PREVIOUS OPEN FORUM COMMENTS

- 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.

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

There were no comments from the members.

OLD BUSINESS

NEW BUSINESS

X. VOTE REGARDING SEPTIC FAILURE AT 7 HENRIETTA LANE

Mr. Judson requests a vote from the Board regarding the septic failure at 7 Henrietta Lane to confirm their email vote. Director Sinkus motioned to confirm the vote which was conducted via email. Director Whelchel seconded. There was no discussion. The motion passed unanimously.

XI. VOTE REGARDING WATER RATE INCREASE (HB 1737 NOW ACT 788)

Mr. Judson requests approval from the Board to increase a pass-through fee of \$.10 per meter per month from the current fee. This increase will change the amount from \$.30 to \$.40. The customers will need to be notified for two consecutive billing cycles before the increase will go into effect.

Vice Chairperson Abrahamson motioned to accept the \$.10 per meter, per month pass through fee that will go into effect after two consecutive billing cycles. Director Portillo seconded. There was no discussion. The motion passed unanimously.

XII. VOTE REGARDING 2019 CAPITAL PROJECT CUTS

Mr. Judson stated that due to the recent events with the POA taking over the Trafalgar Road Fire site, previously approved capital budget items will need to be cut or reduced in scale and requests approval from the Board to cancel or adjust the capital projects as listed.

Director Brandenburg motioned to approve the capital budget cuts and reductions in scale as listed. Director Sinkus seconded. There was no discussion. The motion passed unanimously.

XIII. VOTE REGARDING RECREATION AND COMMUNITY INVOLVEMENT COMMITTEE NOMINATIONS.

The Recreation JAC voted unanimously to recommend to the Board of Directors, Chris Stockman and Gary Griffin for a second term. Vice Chairperson Abrahamson moved to retain Chris Stockman, for a second term, to the Recreation JAC. Director Whelchel seconded. There was no discussion. The motion passed unanimously. Director Whelchel moved to retain Gary Griffin, for a second term, to the Recreation JAC. Vice Chairperson Abrahamson seconded. There was no discussion. The motion passed unanimously.

The Community Involvement JAC voted unanimously to recommend Glenda Adams to serve her first term. Director Brandenburg moved to accept Glenda Adams for her first term to the Community Involvement JAC. Director Portillo seconded. There was no discussion. The motion passed unanimously.

XIV. UPDATE ON THE TRAFALGAR ROAD FIRE AND THE OTHER STUMP DUMP SITES

Mr. Judson stated that we are still waiting for ADEQ to approve our submitted plans to close the other four sites. For information and updates regarding the Trafalgar Road Fire, including new drone footage of the site, please visit the POA's website at <https://bellavistapoa.com/members/trafalgarfire/>.

XV. 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.

XVI. ADJOURNMENT

Chairperson Hatcher adjourned the meeting at 6:35 p.m.

Submitted:

Approved:

Tammie D. Loyd, Corporate Secretary

Ruth Hatcher, Board Chairperson