

**BELLA VISTA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING (WORK SESSION)
JULY 18, 2019 ° 9:00 A.M. ° COUNTRY CLUB BOARDROOM**

BOARD MEMBERS PRESENT: Vice Chairperson David Brandenburg, Directors, Jim Abrahamson, Jerre Barron, Jr., Jerry Hover, Steve McKee, and David Whelchel.

BOARD MEMBERS VIA TELEPHONE: Director Teah Bidwell.

BOARD MEMBERS ABSENT: Chairperson Ruth Hatcher and Director Mary Sinkus.

PROXY: None.

OTHERS PRESENT: Chief Operating Officer Tom Judson, Treasurer and Chief Financial Officer Dwain Mitchell, Corporate Secretary Tammie Loyd, four members, and one media representative.

I. CALL TO ORDER

Vice Chairperson Brandenburg called the meeting to order at 9:00 a.m. with a moment of silence in honor of Director Sinkus' husband who passed away last week.

II. 2018 AUDITED FINANCIAL STATEMENTS

Mr. Judson spoke regarding the changes to the 2018 Audited Financial Statements. As a result of the Trafalgar Road Fire, which began in 2018, the auditors required the POA to make an accrual in 2018 of \$1,666,221. This accrual resulted in a charge to the Balance Sheet, the Statements of Revenue and Expenses, the Statements of Functional Expenses, Statements of Changes in members' Equity, Statement of Cash Flows, and Notes to Financial Statements. Aside from this accrual, there were no other changes since the presentation of the Draft copy of the audit at the Annual Meeting. The Audit Committee reviewed the 2018 Audited Financial Statements and approved the 2018 Audited Financial Statements. The 2018 Audited Financial Statements will be presented for a vote at the July Regular Session Board Meeting.

III. THE ONE-PAGER

Mr. Judson stated Director Barron, Jr. asked for a one-page financial snapshot to be created for Board Meetings and for the members to view the financial information of the POA in an easy-to-read format. Mr. Judson presented this report to the Board and stated the initial report is for YTD May 2019. The YTD June 2019 One-Pager will be included in the July Regular Session Board Meeting packet.

IV. DISCUSSION REGARDING THE CHAIR OF THE RULES & REGULATIONS COMMITTEE

Vice Chairperson Brandenburg spoke regarding the tie-vote for the Chair of the Rules & Regulations Committee. After discussion, the Board agreed to send the topic back to the

Rules & Regulations Committee for resolution at their next meeting on Thursday, July 25th, immediately following the Regular Session Board meeting.

V. PROPOSAL TO INCREASE THE MEMBERSHIP TRANSFER FEE

Mr. Judson spoke regarding a proposed \$25 rate increase for Membership Transfer Fees when the deed is changed. This would change our member transfer fee to \$175. This fee will not apply to a surviving spouse with proper documentation. A vote will be taken in the July Regular Session Meeting.

VI. JOINT ADVISORY COMMITTEE NOMINATIONS

Vice Chairperson Brandenburg stated the Community Involvement JAC has two nominations for committee membership, and the Recreation JAC has one nomination for committee membership. The Board will vote on these nominations at the July Regular Session Meeting.

VII. UPDATE ON BERKSDALE BRIDGE DAMAGE

Mr. Judson spoke regarding the recent evaluation and visit by engineers from Crafton Tull. Their report should be ready next week and will provide evaluation and estimates regarding the potential repair of the bridge, a new bridge and the cost for removal of the bridge if a new bridge is required.

VIII. UPDATE ON THE TRAFALGAR SITE AND THE WEST SIDE STUMP DUMP

Mr. Judson stated that representatives from ADEQ came and inspected the west side stump dump site in relation to the plans. It is possible the footprint of the site may be reduced. This reduction in size would also reduce the cost of the geosynthetic clay liner. Mr. Judson also stated that hydroseeding had begun at the Trafalgar Site and will be completed in a couple of days. We will submit plans for Phase II within the 60-day time frame from ADEQ. Please continue to check www.bellavistapoa.com for updates and drone footage.

IX. OPEN FORUM

- a. Property Owner Bruce Portillo spoke regarding the discussion regarding the Rules & Regulations Committee Chair, update on other Potentially Responsible Parties and the overall performance of Food & Beverage.

X. ANNOUNCEMENTS

- a. **Board of Directors Regular Meeting** – Thursday, July 25th at 6:00 p.m. in the Boardroom at the Country Club.
- b. **Rules & Regulations Committee Meeting** – Thursday, July 25th immediately following the Board of Directors Regular Meeting.
- c. **Board of Directors GM Meeting** – Thursday, August 8th at 2:30 p.m. in the Boardroom at the Country Club. (Closed session).

- d. **Meet & Greet** – Saturday, August 10th at 9:30 a.m. in the Vista Room at the Country Club.
- e. **Board of Directors Work Session** – Thursday, August 15th at 9:00 a.m. in the Boardroom at the Country Club.
- f. **Board of Directors Regular Meeting** – Thursday, August 22nd at 6:00 p.m. in the Boardroom at the Country Club.
- g. **Board of Directors GM Meeting** – Tuesday, September 10th at 2:30 p.m. in the Boardroom at the Country Club. (**NOTE DATE CHANGE.** Closed session)
- h. **Board of Directors Work Session** – Thursday, September 19th at 9:00 a.m. in the Boardroom at the Country Club.
- i. **Board of Directors Regular Meeting** – Thursday, September 26th at 6:00 p.m. in the Boardroom at the Country Club.

XI. ADJOURNMENT

Vice Chairperson Brandenburg adjourned the meeting at 9:35 a.m.