

**BELLA VISTA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING– (REGULAR SESSION)
JUNE 27, 2019 ° 6:00 P.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, and Mary Sinkus.

BOARD MEMBERS ABSENT: Director David Whelchel.

BOARD MEMBER PROXIES: Director Abrahamson held Director Whelchel's proxies.

OTHERS PRESENT: Chief Operating Officer Tom Judson, Treasurer and Director of Finance and Administration Dwain Mitchell, Corporate Secretary Tammie Loyd, 36 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

Rick Echols presented Dave Murphy the Celebrating Success Award for his outstanding contribution as a Tanyard Creek volunteer. Mr. Murphy quickly responded and cleaned up graffiti at the Tanyard Creek area to allow a more pleasant experience for our members.

Doug McCash presented Jessica Anson and Melissa Summit the Celebrating Success Award for their quick thinking and immediate response to a life-threatening situation.

Doug McCash presented Scott Garrison and Mike Johnson with a Celebrating Success Award for going above and beyond, and always helping to resolve problems that are outside their normal area of responsibility.

Doug McCash presented Jonah Butler the Celebrating Success Award for his excellent customer service and attitude.

IV. APPROVAL OF MINUTES (BOARD VOTE)

Chairperson Hatcher called for a motion to approve the minutes from the May 23rd, 2019 Regular Session. Director Brandenburg motioned to approve the minutes. Director Hover seconded. There was no discussion. The motion passed unanimously.

Chairperson Hatcher called for a motion to approve the minutes from the June 20th, 2019 Work Session. Director Sinkus motioned to approve the minutes. Director Hover seconded. There was no discussion. The motion passed unanimously.

V. BERKSDALE BRIDGE

- a. Keith Ihms, Director of Golf Maintenance, presented pictures and information about the safety of the bridge on Berksdale golf course. As a safety precaution, Berksdale will be closed for the next 30 days to allow a bridge engineer to inspect the condition of the bridge and make a recommendation. Crafton Tull has previously inspected our bridges and will be performing this inspection.

VI. JOINT ADVISORY COMMITTEE REPORTS

- a) Lakes – There was no report.
- b) Recreation – Gary Griffin, on behalf of the Recreation JAC, stated the amenities were in great shape, and very busy. Two candidates have sent in their applications for the one open spot on the committee. They will nominate a candidate to the Board in July, and the other candidate could be a great addition to one of our other committees.
- c) Golf – Jason Loyd, on behalf of the Golf JAC, reported that rounds are down due to the weather, but merchandise sales continues to increase. Brittany rounds are up slightly, and 9-hole golf groups are switching to Brittany for some of their group play. The APT tournament was a huge success, and they are excited to come back to Bella Vista next year.
- d) Community Involvement – Teah Bidwell, on behalf of the Golf JAC, reported Tailgates and Fireflies event is happening this Saturday at 6:30 p.m. at Blowing Springs Park and the committee is still looking for members.

VII. FINANCIAL REPORTS

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

VIII. RESPONSE TO PREVIOUS OPEN FORUM COMMENTS

- a. There were no comments from the members.

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

- a. Property Owner Dave Barfield thanked the new board members for their willingness to contribute to the community and spoke regarding accounting practices and the water department.
- b. Property Owner Susan Nuttall congratulated and thanked the golf crew for their quick response in rescheduling groups due to the unsafe bridge at Berksdale.

- c. Property Owner Liz Teal welcomed the new board members and thanked Mr. Judson for the assistance in putting out the Trafalgar Road Fire. She also recognized our volunteers throughout the organization for all they do for our community.
- d. Property Owner Charlie Teal reported on the success of the APT tournament held at Bella Vista Country Club. There were over 130 golfers from all over the world that competed for a purse of over \$120,000. 201 people volunteered for this event. Donations from the proceeds of this event will be presented to Bella Vista Sunrise Rotary, Village House NWA, Boys and Girls Club of Benton County, Bella Vista Animal Shelter, and the Bella Vista Courtesy Van.
- e. Property Owner Roger Scoles spoke regarding the golf fee and the sale of ARK/MO property. Mr. Judson stated the POA spent over \$5MM in capital improvements for the golf courses between 2012 and 2018.
- f. Property Owner Basia Berner thanked the POA for assisting in putting out the fire. She expressed concern with her strict budget and the need for her house to be power-washed. Mr. McCash recommended filing a claim with her insurance company. She also asked for repairs to be made to the road at Brittany Lake.
- g. Property Owner Joy Sawyer thanked the new board members for their contribution to the board and spoke regarding the difference in user fees between a Photo ID membership card and a paper membership card.

OLD BUSINESS

NEW BUSINESS

IX. 2020 BUDGET CALENDAR

Mr. Judson pointed out the walk-in memo contained the updated Budget Calendar. Chairperson Hatcher stated the Budget Calendar is informational in scope and highlights and guides staff through the entire budgeting process to prepare them for the budget presentation in November. After discussion, Mr. Judson stated the board would have a chance to review their recommendations when they are presented. According to Policy 7.03, Mr. Judson stated a vote is not necessary for the approval of a Budget Calendar. The POA wanted to ensure the Board is well informed and knowledgeable of the budgeting process.

X. GOLF JOINT ADVISORY COMMITTEE RECOMMENDATIONS REGARDING THE FUTURE OF BRITTANY GOLF COURSE (BOARD VOTE)

Mr. Judson spoke regarding the walk-in memo with the recommendation from the Golf JAC regarding keeping the Brittany Golf Course open and the second recommendation asking

the Golf JAC to form a subcommittee that provides ongoing updates on the measures used to increase rounds at Brittany Golf Course.

Director Barron Jr. motioned to accept the recommendation of the Golf JAC to keep the Brittany Golf Course open. Director Abrahamson seconded the motion. After a brief discussion, the motion passed unanimously.

Director Sinkus made a motion for the Golf JAC to form a sub-committee to provide quarterly updates to the golf community, keeping them aware of the progress regarding Brittany. Additionally, the closure of Brittany will be re-evaluated in October of 2021. Director Hover seconded. After some discussion, the motion passed unanimously.

XI. GOLF JOINT ADVISORY COMMITTEE NOMINATION (BOARD VOTE)

Director Abrahamson motioned to accept the Golf JAC nomination of Gary Mertz to their committee. Director Hover/Baron Jr. seconded. There was no discussion. The motion passed unanimously.

XII. LAKES JOINT ADVISORY COMMITTEE NOMINATION (BOARD VOTE)

Director Baron Jr. motioned to accept the Lakes JAC nomination of Jason Adams to their committee. Director Brandenburg seconded. There was no discussion. The motion passed unanimously.

XIII. UPDATE ON THE HIGHLANDS STUMP DUMP

Mr. Judson stated that ADEQ accepted the plans completed by FTN, on behalf of the POA. Remediation of the site includes the use of a geosynthetic clay liner. The 2019 Operating Budget shows an allocation of \$100,000; the actual cost will be \$326,000 and a contingency of 30%. Mr. Judson is informing the Board of this significant overage in the budget; no approval is required.

XIV. UPDATE ON THE TRAFALGAR ROAD FIRE

Mr. Judson encourages members to check our website for continued updates and drone footage of the Trafalgar Road Site. Phase 1 is anticipated to be completed by July 2nd and will de-mobilize the following day. We have sixty days to submit plans for Phase II.

XV. UPDATE ON TRAFALGAR FIRE LAWSUITS

Mr. McCash updated the Board regarding the Macomber Case. The POA has filed a cross-claim against the insurance companies who denied insurance coverage, Philadelphie, and Nationwide Insurance companies. The POA has also filed a cross-claim against the parties

who we believe will be considered Potentially Responsible Parties: Tom Fredericks, Blue Mountain Storage, Brown's Tree Service, and BTS Equipment.

XVI. UPDATE ON SALE OF ARK/MO

Mr. Judson stated the sale of the ARK/MO property is progressing and will close towards the end of July, for the full appraised value. The Board voted to sell the ARK/MO property in May. A member vote was not necessary to sell the property due to the fact the land was never subjected to our Declaration. Only the Developer (Cooper) has the right to subject land to the Declaration.

XVII. ANNOUNCEMENTS

- a. **Rules & Regulations Committee** – Thursday, June 27th. The meeting will start immediately following the Regular Board meeting in the boardroom. The Committee will discuss the proposed changes to Policy 1.12 and Bylaws Article III 5.A that has to do with Board attendance. The proposed changes can be found at <https://bellavistapoa.com/governance/governing-documents/>
- b. **Fireflies & Tailgating (Community Involvement Committee)** – Saturday, June 29th, 6:30 p.m. at Blowing Springs.
- c. **GM Meeting** – Thursday, July 11th, at 2:30 p.m. in the Boardroom at the Country Club. (Closed session).
- d. **Board of Directors Work Session** – Thursday, July 18th, at 9:00 a.m. in the Boardroom at the Country Club.
- e. **Board of Directors Regular Meeting** – Thursday, July 25th, at 6:00 p.m. in the Boardroom at the Country Club.
- f. **GM Meeting** – Thursday, August 8th, at 2:30 p.m. in the Boardroom at the Country Club. (Closed session).
- g. **Board of Directors Work Session** – Thursday, August 15th, at 9:00 a.m. in the Boardroom at the Country Club.
- h. **Board of Directors Regular Meeting** – Thursday, August 22nd, at 6:00 p.m. in the Boardroom at the Country Club.

XVIII. ADJOURNMENT

Chairperson Hatcher adjourned the meeting at 7:13 p.m.

Submitted:

Approved:

Tammie D. Loyd, Corporate Secretary

Ruth Hatcher, Board Chairperson