

**BELLA VISTA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING (WORK SESSION)
AUGUST 15, 2019 ° 9:00 A.M. ° COUNTRY CLUB BOARDROOM**

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

BOARD MEMBERS VIA VIDEO CONFERENCE: Director Teah Bidwell.

BOARD MEMBERS ABSENT: Director Mary Sinkus.

PROXY: Director Hover held Director Sinkus's Proxy.

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

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

II. RULES AND REGULATIONS COMMITTEE – RECOMMENDED CHANGES TO ARTICLE X. (FIRST OF TWO REQUIRED READINGS)

Mr. Judson stated the change to the Bylaws, Article X, Section 2 specifically states the votes deriving from lots owned by the Association will not be cast in elections for Directors of the Association, assessment increase elections, or any other initiative or election under the Declaration of the Association. Mr. Judson also stated there are two readings required before a change can be made to our Bylaws. The first reading will take place in August, and the second will take place in September, which allows the Bylaws to be changed before the Assessment Increase goes to a vote of the membership.

III. 2020 ASSESSMENT INCREASE CAMPAIGN

Mr. Judson stated the Board of Directors will vote on the 2020 Assessment Increase Campaign during the August Regular Session Board Meeting held on August 22nd, 2019 in the Boardroom of the Bella Vista Country Club. The proposed assessment increase amounts are an additional \$11 per month for improved lots and an additional \$2 per month for unimproved lots. To be eligible to vote, a member must be a member in good standing by September 30, 2019. Voting will begin on October 9, 2019, and will end on November 19, 2019. Results will be announced at 6:00 p.m. at Riordan Hall on November 19th. If approved by the membership, the Assessment Increase will begin on January 1, 2020.

There was a unanimous consensus from the Board of Directors for the 2020 Assessment Increase Campaign.

IV. POA NON-PERFORMING LOTS

Mr. Judson stated that the number of non-performing lots dropped from 7,334 non-performing lots on December 31, 2015, to 5,661 non-performing lots on June 30, 2016. Through continued work and efforts by the collections staff and legal team, the number of non-performing lots has been further reduced to 4,480 lots as of June 30, 2019. The decrease in non-performing lots equates to approximately \$548,000 in additional revenue per year for the Association.

V. EXCESS EXPENDITURE ON WATER DEPARTMENT CAPITAL PROJECT 7051

Mr. Judson explained the Water Departments overage on Capital Project 7051 was due to the high cost of excavating rock in the Britten Circle Water Main Replacement project. This project resulted in an overage of 27% in the capital budget projection. Mr. Judson explained that anything over 10% must be board approved. Capital Project 7051 will go before the board for a vote during their August Regular Session Meeting.

VI. UPDATE ON SALE OF ARK/MO PROPERTY

Mr. Judson stated the sale of the ARK/MO property is projected to close on August 19, 2019.

VII. UPDATE ON BERKSDALE BRIDGE

Mr. Judson stated the Golf Joint Advisory Committee (JAC) intends to make a well-informed recommendation for our membership, golf, and the POA as it pertains to the Berksdale Golf Course. They want to explore re-arranging the course temporarily, but safety factors must be considered, from all aspects, before moving forward. Darryl Muldoon, David Whelchel, and the POA's Safety Coordinator will begin looking at options to bring before the Golf JAC for consideration and discussion.

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

Mr. Judson stated that above-ground irrigation is in place, and the grass is beginning to grow at the Trafalgar Road Site. Plans for Phase II are due to ADEQ on September 8, 2019, and will be submitted on time. Please continue to check www.bellavistapoa.com for updates and drone footage.

Mr. Judson stated that we are proposing to ADEQ, a reduction in footprint from 10 acres to approximately 6.5 acres, for the West Side Stump Dump. This reduction in size would also reduce the cost of the geosynthetic clay liner. We are currently waiting on approval from ADEQ.

IX. OPEN FORUM

- a. Property Owner Bruce Portillo spoke regarding recent letters to the editor in The Weekly Vista newspaper.

X. ANNOUNCEMENTS

- a. **Board of Directors Regular Meeting** – Thursday, August 22nd at 6:00 p.m. in the Boardroom at the Country Club.
- b. **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)
- c. **Board of Directors Work Session** – Thursday, September 19th at 9:00 a.m. in the Boardroom at the Country Club.
- d. **2020 Assessment Increase Community Meeting** – Tuesday, September 24th at 6:00 p.m. at Riordan Hall.
- e. **Board of Directors Regular Meeting** – Thursday, September 26th at 6:00 p.m. in the Boardroom at the Country Club.

XI. ADJOURNMENT

Chairperson Hatcher adjourned the meeting at 9:37 a.m.