

**BELLA VISTA PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING– (REGULAR SESSION)  
JULY 25, 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, and Steve McKee.

**BOARD MEMBERS ABSENT:** Director Mary Sinkus.

**BOARD MEMBER PROXIES:** Director Hover held Director Sinkus' proxy.

**OTHERS PRESENT:** Chief Operating Officer Tom Judson, Treasurer and Director of Finance and Administration Dwain Mitchell, Corporate Secretary Tammie Loyd, General Counsel Doug McCash, 24 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**

Mike Taggart presented Eric Bloom the Celebrating Success Award for his outstanding work ethic and contribution to the POA. He is always willing to go the extra mile and maintains a positive attitude. Eric has a very demanding job and is always willing and helpful even after hours and during holidays.

Mike Taggart and Rick Echols presented Bob Walker and Lee Kroencke the Celebrating Success Award for creating a policy to cover intoxicated boaters. Their policy was immediately put into use in June of this year. Without their foresight and the ability to act based on the policy they helped to create, loss of property or serious injury could have occurred.

Joan Glubczynski presented Trey Anson with a Celebrating Success Award for going above and beyond, and always serving our Members, even when there is no financial impact. He takes pride and ownership in his job and the resources entrusted to him.

Darryl Muldoon presented Chris Baker the Celebrating Success Award for her willingness to come out of retirement and fill the Golf Operations Supervisor role for a couple of months until the position could be filled. She not only met and exceeded the expectations of the position, but also of the Members as well. She made a positive impact on our organization by temporarily filling this role and helping train the new person who was hired to fill the position.

#### **IV. APPROVAL OF MINUTES (BOARD VOTE)**

Chairperson Hatcher called for a motion to approve the minutes from the June 27<sup>th</sup>, 2019 Regular Session. Director Barron, Jr. motioned to approve the minutes. Director McKee seconded. There was no discussion. The motion passed unanimously.

Chairperson Hatcher called for a motion to approve the minutes from the July 18<sup>th</sup>, 2019 Work Session. Director Abrahamson motioned to approve the minutes. Director Barron, Jr. seconded. There was no discussion. The motion passed unanimously.

#### **V. JOINT ADVISORY COMMITTEE REPORTS**

- a) Lakes – Mr. Judson encourages everyone to read the detailed minutes from the Lakes Committee meetings that are posted on our website. He also encourages our members to attend the next Lakes JAC Meeting in August where they will discuss potential regulations for wake boats.
- b) Recreation – Gary Griffin, on behalf of the Recreation JAC, stated they had four guests attend their last meeting, and they spoke to the committee regarding the future needs for Pickle Ball. The committee welcomed a new member, Jackie Gain and held officer elections for their committee. They need a volunteer for a secretary. August 10<sup>th</sup> is the next Meet & Greet. All new members or those wanting to find out more about Bella Vista should attend.
- c) Golf – Jason Loyd, on behalf of the Golf JAC, reported that rounds and green fees are down due to the weather, but guest rounds and revenue were up. Merchandise sales are continuing to exceed budgets. Brittany rounds are down over last year. Brittany has a subcommittee formed to continue with programs and marketing to help increase rounds and revenue. Officer re-elections took place, and all officers will stay the same. The next meeting on August 14<sup>th</sup> with the main subject matter about the input and recommendations for the Berksdale bridge.
- d) Community Involvement – Teah Bidwell, on behalf of the Community Involvement JAC, reported Tailgates and Fireflies event was extremely successful, and the committee is still looking for members. They welcomed two new members and would like to recruit more members so they can look at new community events for the upcoming year.

#### **VI. FINANCIAL REPORTS**

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

## **VII. THE ONE-PAGER**

Mr. Judson explained the purpose and intent of The One-Pager document. This document was created to allow anyone to view the financials of the POA, at-a-glance with ease and clarity. This document will be available on our website, along with our in-depth financial documents that are available on our website as well.

## **VIII. RESPONSE TO PREVIOUS OPEN FORUM COMMENTS**

- a. Property Owner Dave Barfield spoke regarding accounting practices and the water department.
- b. Property Owner Susan Nuttall congratulated and thanked the golf crew for their quick response with Berksdale.
- c. Property Owner Liz Teal thanked the POA for the assistance in putting out the Trafalgar Road Fire and thanked the golf volunteers.
- d. Property Owner Charlie Teal reported on the success of the APT tournament.
- e. Property Owner Roger Scoles spoke regarding the golf fee and sale of ARK/MO.
- f. Property Owner Basia Berner thanked the POA for putting out the fire and asked for assistance in getting the road at Brittany Lake repaired.
- g. Property Owner Joy Sawyer spoke regarding the difference between paper membership cards and Photo ID membership cards.

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

- h. Property Owner Susan Nuttall commented on the great support the Brittany September 2<sup>nd</sup> tournament has received from the community. They have already collected enough money to purchase two sets of junior clubs.

## **OLD BUSINESS**

## **NEW BUSINESS**

### **X. AUDITED FINANCIAL STATEMENT (BOARD VOTE)**

Mr. Judson spoke regarding the differences in the Preliminary Audited Financial Statement presented at the Annual Meeting and the Final 2018 Audited Financial Statement from BKD. The primary difference is the \$1,666,221 accrual that BKD required the POA to make in 2018, as a result of the Trafalgar Road Fire.

Director McKee motioned to approve the 2018 Audited Financials for the POA. Director Bidwell seconded the motion. There was no discussion. The motion passed unanimously.

**XI. PROPOSAL TO INCREASE MEMBERSHIP TRANSFER FEES (BOARD VOTE)**

Mr. Judson explained that Membership Transfer fees are charged when a property transfers to a new owner's name, except when the transfer involves a surviving spouse. As of September 1, 2016, we no longer charge a Membership Transfer fee to the surviving spouse, with the appropriate documentation. Director Brandenburg motioned to increase the Membership Transfer Fee by \$25 to \$175, effective September 1, 2019. Director Bidwell seconded. There was no discussion. The motion passed unanimously.

**XII. JOINT ADVISORY COMMITTEE NOMINATIONS (BOARD VOTE)**

Director Whelchel motioned to accept the Community Involvement JAC nomination of Maria Whitfield to their committee. Director Brandenburg seconded. There was no discussion. The motion passed unanimously.

Director Bidwell motioned to accept the Community Involvement JAC nomination of Janet Conboy to their committee. Director Brandenburg seconded. There was no discussion. The motion passed unanimously.

Director Barron, Jr. motioned to accept the Recreation JAC nomination of Jackie Gain to their committee. Director McKee seconded. There was no discussion. The motion passed unanimously.

**XIII. UPDATE ON THE BERKSDALE BRIDGE**

Mr. Judson stated that we received the report from Crafton Tull and forwarded this information to the Golf JAC. This information is available to the Members on our website, and an email has been set up to for Members to provide their input regarding the Berksdale Bridge. The email is BRIDGEINPUT@BVVOA.COM. There will be a meeting of the Golf JAC on August 14<sup>th</sup>, 2019 at 4:00 p.m. to review all of the information and input regarding the Berksdale Bridge.

**XIV. UPDATE ON THE TRAFALGAR SITE AND WEST SIDE STUMP DUMP**

Mr. Judson stated that the edges of the site at the west side stump dump is 6 acres versus 10 acres. This finding will reduce the size of the geosynthetic clay liner, as well as the potential cost.

We continue to post drone footage of the Trafalgar site showing the hydroseeding of the site, and we will also install above-ground irrigation. The above-ground irrigation will be removed once the grass is established, with plans to use the system on the west side stump

dump as well. Plans are due to ADEQ for Phase II on September 8<sup>th</sup>, 2019 and will be submitted on time.

**XV. UPDATE ON SALE OF ARK/MO**

Mr. Judson stated the sale of the ARK/MO property is progressing but is delayed by approximately two weeks. This delay is due to the length of time spent on their survey work.

**XVI. ANNOUNCEMENTS**

- a. **Rules & Regulations Committee Meeting** – Thursday, July 25<sup>th</sup> immediately following the Board of Directors Regular Meeting.
- b. **Board of Directors GM Meeting** – Thursday, August 8<sup>th</sup> at 4:30 p.m. in the Boardroom at the Country Club. (Closed session).
- c. **Meet & Greet** – Saturday, August 10<sup>th</sup> at 4:30 a.m. in the Vista Room at the Country Club. (**NOTE DATE AND TIME CHANGE.** Closed session)
- d. **Board of Directors Work Session** – Thursday, August 15<sup>th</sup> at 9:00 p.m. in the Boardroom at the Country Club.
- e. **Board of Directors Regular Meeting** – Thursday, August 22<sup>nd</sup> at 6:00 p.m. in the Boardroom at the Country Club.
- f. **Board of Directors GM Meeting** – Tuesday, September 10<sup>th</sup> at 4:30 p.m. in the Boardroom at the Country Club. (**NOTE DATE AND TIME CHANGE.** Closed session)
- g. **Board of Directors Work Session** – Thursday, September 19<sup>th</sup> at 9:00 a.m. in the Boardroom at the Country Club.
- h. **Board of Directors Regular Meeting** – Thursday, September 26<sup>th</sup> at 6:00 p.m. in the Boardroom at the Country Club.

**XVII. ADJOURNMENT**

Chairperson Hatcher adjourned the meeting at 6:45 p.m.

Submitted:

Approved:

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Tammie D. Loyd, Corporate Secretary

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Ruth Hatcher, Board Chairperson