

**BELLA VISTA PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING– (REGULAR SESSION)  
AUGUST 22, 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, Mary Sinkus, David Whelchel and Steve McKee.

**BOARD MEMBERS ABSENT:** None.

**BOARD MEMBER PROXIES:** None.

**OTHERS PRESENT:** Chief Operating Officer Tom Judson, Treasurer and Director of Finance and Administration Dwain Mitchell, Corporate Secretary Tammie Loyd, General Counsel Doug McCash, 60 members, and 5 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**

Doug McCash presented Tommi Carter and Chris Anderson with the Celebrating Success Award for their integral part in adding to the successful growth of LakePoint. Tommi is known for her outstanding service and her customers repeatedly ask for her to be their server. Chris is known for his crafty cocktails and always knowing his customers by name.

Doug McCash presented Gil Rodriguez the Celebrating Success Award for his attention to detail and outstanding work in keeping the Maintenance and Construction department fully staffed. Gil goes above and beyond in all his efforts behind the scenes.

Mike Taggart presented Dillon Grisham, Greg Cowan and Rick Echols with a Celebrating Success Award for going above and beyond, when a Member's boat was sinking. Dillon quickly jumped into action and placed spill retention items to keep the oil and gas contained. He takes pride and ownership in his job and the resources entrusted to him. With the team working together, they were able to remove the sinking boat from the water and save the member a \$3,500 fee in the process.

**APPROVAL OF MINUTES (BOARD VOTE)**

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

Chairperson Hatcher called for a motion to approve the minutes from the August 15, 2019 Work Session. Director Sinkus motioned to approve the minutes. Vice Chairperson Brandenburg seconded. There was no discussion. The motion passed unanimously.

#### **IV. 2020 ASSESSMENT INCREASE PLAN**

Mr. Judson presented the 2020 Assessment Increase Plan to the Board of Directors and Members in attendance. The video, brochure and answers to many of your questions about the plan are available on the POA's website at <https://bellavistapoa.com/members/>. The 2020 Plan takes into account many of the wishes of our Members and eliminates dozens of fees that are currently paid for the use of amenities. Members will now enjoy unlimited use of our lakes, pools, beach, fitness/recreation facilities and entrance to the gun range without paying a fee. A significant savings will also be noticed in member green fees, Annual Golf Green Fees, private carts and annual seat lease, as well as free range balls. All of this will be included with your Activity Card purchase.

This plan accomplishes all of the improvements in fees for it's Members by proposing a monthly increase of \$11 for Improved properties (\$35 per month) and a \$2 increase for Unimproved properties (\$18 per month). A full description of the plan is available on our webpage, and Community Meetings will be set up throughout the community to allow our members to attend and gather the facts about the plan.

The POA is currently taking volunteers to call our membership to remind them to vote on the proposed Assessment Increase.

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

- a) Lakes – There was no report.
- b) Recreation – Gary Griffin, on behalf of the Recreation JAC, stated they had 46 new residents attend the August 10<sup>th</sup> Meet and Greet. It was a successful turnout. The committee turned in their Capital Project recommendations, which included an Archery Range, additional Pickleball courts and a remodel of the Metfield Miniature Golf Course.
- c) Golf – Jason Loyd, on behalf of the Golf JAC, reported the teal and gold tees were completed at Brittany ahead of the scheduled completion date, capital improvement projects are posted to the POA website, and the Berksdale Bridge is tabled due to discussions and discovery of additional options to consider.
- d) Community Involvement – Janet Conby, on behalf of the Community Involvement JAC, reported the committee elected their Chairperson, Vice-Chairperson and Secretary for the upcoming year and the planning for their annual Coat Drive is well underway.

## **VI. FINANCIAL REPORTS**

The financial reports can be found at <https://bellavistapos.com/governance/financials/>.

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

- a. Property Owner Susan Nuttall commented regarding the great support for the Brittany Tournament that is being held September 2<sup>nd</sup>.

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

- a. Property Owner Nancy Stock spoke regarding the 2020 Assessment Increase Plan and the improved and unimproved lots.
- b. Property Owner John Nuttall spoke regarding the modifications to the budget calendar and partial waiver to Policy 7.03 to delay the board submission date requirement to December 1<sup>st</sup>.
- c. Property Owner Ralph Patterson explained the Bella Vista Ambassadors program and the need for additional volunteers for the program. He also spoke regarding the 2020 Assessment Increase Plan.
- d. Property Owner Mary Schillaci spoke regarding her suggestions for the 2020 Assessment Increase Plan.
- e. Property Owner Sandy Fosdick spoke regarding the 2020 Assessment Increase Plan and the projections in the fee reduction schedule.
- f. Property Owner Patrick Laury spoke regarding the 2020 Assessment Increase Plan presentations.
- g. Property Owner Pat Orrick chose to surrender his time.
- h. Property Owner Tommy Freytag spoke regarding the current Seat Lease Program.
- i. Property Owner Denise Klinger spoke regard the 2020 Assessment Increase Plan and other HOA fees around the country.
- j. Property Owner Joy Sawyer spoke regarding the miniature golf course at Metfield, parking fees, and the 2020 Assessment Increase Plan
- k. Property Owner Wade Swanton spoke regarding the 2020 Assessment Increase Plan.
- l. Property Owner Joyce Ciepiel spoke regarding the 2020 Assessment Increase Plan vote costs.
- m. Property Owner Robert Stock spoke regarding the 2020 Assessment Increase Plan.

## **OLD BUSINESS**

## **NEW BUSINESS**

## **IX. RULES AND REGULATIONS COMMITTEE RECOMMENDATION ON ARTICLE X (BOARD VOTE)**

Mr. Judson stated the Rules and Regulations Committee met on July 25<sup>th</sup> and voted to recommend the following change to Article X, Section 2 of the Bella Vista POA Bylaws:

### **Article X**

#### **Right of Member: Voting**

**Section 2.** To be entitled to vote in the election of Directors of the Association, a Member must have been a Member in Good Standing on March 31 of that year. To be entitled to vote in other initiatives **or** elections held by the Association, a Member must have been a Member in Good Standing on the date of record that is established for that particular initiative **or** election by the Association. **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**

Director Barron, Jr. motioned to approve the changes to Article X, Section 2 of the Bylaws, as recommended by the Rules & Regulations Committee. This will be the first of two required readings. Director Bidwell seconded the motion. After some discussion. The motion passed unanimously.

#### **X. 2020 ASSESSMENT INCREASE CAMPAIGN (BOARD VOTE)**

Mr. Judson reviewed the 2020 Assessment Increase Plan with an \$11 increase to Improved lots per month and a \$2 increase to Unimproved lots per month. The important dates for the 2020 Assessment Increase Plan are:

- September 30, 2019 – Must be a Member in Good Standing to be eligible to vote.
- October 9, 2019 – Ballots will be mailed, and email ballots will be sent to members with an email address on file.
- November 19, 2019 – Voting ends with a Community Meeting at 6:00 p.m. to announce the results at Riordan Hall.
- January 1, 2020 – If approved, the Assessment Increase would take effect.

Vice-Chairperson Brandenburg motioned for the membership to vote on an increase to Improved Lot assessments from \$24 per month to \$35 per month, and increase Unimproved lot assessments from \$16 per month to \$18 per month, with the proposed increases going into effect January 1, 2020. The voting will commence, for members in good standing on October 9, 2019, and will end on November 19, 2019. If the assessment increase is approved by the membership, the proposed 2020-2022 fee schedule will get adopted by the Board and go into effect as of January 1, 2020. Director Bidwell seconded. After some discussion. The motion passed unanimously.

#### **XI. POA NON-PERFORMING LOTS**

Mr. Judson stated that early in his tenure, the number of non-performing lots were unacceptably high. The majority of these lots are unimproved lots. After implementing new collection procedures and a team, the non-performing lots dropped significantly from 7,334, in December 2015, to 4,480 non-performing lots in June of 2019. The financial impact of these efforts equates to approximately \$548,000 in additional revenue per year.

**XII. EXCESS EXPENDITURE ON WATER DEPARTMENT CAPITAL PROJECT 2051 (BOARD VOTE).**

Mr. Judson stated that Capital Project 2051, which is the Water Department's water line replacement project, is significantly over budget due to the contractor encountering rock during the excavation of the Britten Circle Water Main replacement. Policy requires the Board to vote to authorize a project when it is in excess of 10% of the original estimate. The project came in 27% over budget.

Director McKee motioned to authorize the added expenditure of funds on capital project 2051 since the project was in excess of 10% over budget as a result of unexpected challenges. Vice-Chairperson Brandenburg seconded. There was no discussion. The motion passed unanimously.

**XIII. MODIFICATIONS TO THE BUDGET CALENDAR AND PARTIAL WAIVER TO POLICY 7.03 TO DELAY THE BOARD SUBMISSION DATE REQUIREMENT TO DECEMBER 1<sup>ST</sup> (BOARD VOTE)**

Mr. Judson stated that as a result of the timing of the Assessment vote, management is recommending a modification to the budget calendar. Originally, the meeting to present the draft budget to the community was scheduled for November 14, 2019. Management is proposing a one-month delay on the approval of the budget due to the conclusion of the assessment vote occurring on November 19, 2019. Policy 7.03 requires the budget to be presented to the Board no later than November 1<sup>st</sup>. With the timing of the Assessment Increase vote, Management proposes to delay submission by one month, to December 1<sup>st</sup>.

Vice-Chairperson Brandenburg motioned to approve the modified budget calendar and grant a partial waiver to Policy 7.03 to delay the board submission date requirement to December 1<sup>st</sup>. Director Barron, Jr. seconded the motion. After discussion, the motion failed by a vote of 1 to 8 with Chairperson Hatcher voting in favor of the motion.

**XIV. UPDATE ON THE SALE OF ARKMO**

Mr. Judson stated the sale on the ARKMO property had finalized on Monday, August 19<sup>th</sup> and the money had been received for the sale of the property for the full appraised value minus the closing transaction costs.

**XV. UPDATE ON THE BERKSDALE BRIDGE DAMAGE**

Mr. Judson stated the POA is currently looking at multiple options for the Berksdale Bridge and Golf Course. The community will be updated when we have more information.

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

Mr. Judson stated plans are due to ADEQ for Phase II on September 8, 2019 and will be submitted on time. There is slow growth of grass on the Trafalgar Site and some uniformity. There are current efforts in place to promote additional growth, as well as re-seeding areas that are struggling. He also stated that plans for a smaller footprint at the West Side Stump Dump have been submitted, and are waiting on approval.

**XVII. ANNOUNCEMENTS**

- a. **2020 Assessment Increase Community Meeting** – Tuesday, September 10<sup>th</sup> at 10:00 a.m. at the Metfield Clubhouse.
- b. **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 & TIME CHANGE. Closed session)
- c. **Board of Directors Work Session** – Thursday, September 19<sup>th</sup> at 9:00 a.m. in the Boardroom at the Country Club.
- d. **2020 Assessment Increase Community Meeting** – Tuesday, September 24<sup>th</sup> at 6:00 p.m. at Riordan Hall.
- e. **Board of Directors Regular Meeting** – Thursday, September 26<sup>th</sup> at 6:00 p.m. in the Boardroom at the Country Club.
- f. **2020 Assessment Increase Community Meeting** – Tuesday, October 1<sup>st</sup> at 4:00 p.m. at the Highlands Clubhouse.

**XVIII. ADJOURNMENT**

Chairperson Hatcher adjourned the meeting at 7:40 p.m.

Submitted:

Approved:

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Tammie D. Loyd, Corporate Secretary

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Ruth Hatcher, Board Chairperson