

**BELLA VISTA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING– (REGULAR SESSION)
SEPTEMBER 26, 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 Mary Sinkus.

BOARD MEMBERS ABSENT: Director Steve McKee.

BOARD MEMBER PROXIES: Chairperson Hatcher held Director McKee’s stipulated 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, 14 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

Mr. Judson announced that Lakepoint was named “The Very Best” for the second year in a row, by Celebrate Arkansas magazine. Due to the success of our September Member Appreciation event, Tommy Lee and his crew created the Mega Member Appreciation event that will happen on November 6th which will include both Lakepoint and BV Bar & Grill.

IV. APPROVAL OF MINUTES (BOARD VOTE)

Chairperson Hatcher called for a motion to approve the minutes from the August 22, 2019 Regular Session. Director Abrahamson motioned to approve the minutes. Director Sinkus, seconded. There was no discussion. The motion passed unanimously.

Chairperson Hatcher called for a motion to approve the minutes from the September 19, 2019 Work Session. Director Barron, Jr. motioned to approve the minutes. Vice-Chairperson Brandenburg seconded. There was no discussion. The motion passed unanimously.

V. JOINT ADVISORY COMMITTEE REPORTS

- a) Lakes – There was no report.
- b) Recreation – Chris Stockman, on behalf of the Recreation JAC, stated the storm damage was wide-spread, but the clean up efforts were rapid and very much appreciated. There were several large events that were successful and kept the amenities busy, and the bathrooms at Metfield are still experiencing vandalism.

- c) Golf – Jason Loyd, on behalf of the Golf JAC, reported the committee and chair positions on all Joint Advisory Committees are volunteer positions, as are the Board of Directors positions. Jake Grasmick was given a special award which will be placed at the Bella Vista Country Club golf course for his tireless and dedicated contribution to BVCC golf course and the Golf Joint Advisory Committee. Loyd also wanted to thank the Golf Maintenance crew for their continued efforts in cleaning up after the storm. The Gravette High School Golf team would like to extend a huge thank you to the Bella Vista POA for their support of their high school team.
- d) Community Involvement – There was no report.

VI. FINANCIAL REPORTS

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

VII. BOARD DISCUSSION ON GRANTING 3 MINUTES TO ANOTHER PROPERTY OWNER

Chairperson Hatcher stated that after discussing, the Board decided to uphold the current policy stating there was no provision in the current policy to allow property owners to transfer their time to another property owner during Open Forum. The Board recommended that no changes be made to the current policy.

VIII. RESPONSE TO PREVIOUS OPEN FORUM COMMENTS

- a. Property Owner Joy Sawyer spoke regarding cleanliness of the window sills outside of Bella Vista Bar & Grill. Mr. Judson stated the window maintenance crew will be cleaning that area next week.

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

- a. There were no Property Owner comments.

OLD BUSINESS

NEW BUSINESS

X. RULES & REGULATIONS COMMITTEE RECOMMENDATION TO ARTICLE X - SECOND AND FINAL READING. (BOARD VOTE)

Mr. Judson stated the Rules and Regulations Committee met on July 25th and voted to recommend the following change to Article X, Section 2 of the Bella Vista POA Bylaws to prohibit the Board from voting the lots owned by the POA in elections. This is the second and final reading.

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 Bidwell motioned to approve the changes to Article X, Section 2 of the Bylaws, as recommended by the Rules & Regulations Committee. This is the second of two required readings. Vice-Chairperson Brandenburg seconded the motion. There was some discussion. The motion passed unanimously.

XI. REQUEST FOR WAIVER OF THE THREE BID REQUIREMENT FOR CAPITAL PROJECT #8003 DOGWOOD GOLF MAINTENANCE PARKING LOT REPAIR/RESURFACE. (BOARD VOTE)

Mr. Judson stated that typically three (3) bids are required, unless a bid waiver is sought from and approved by the Board. For Capital Project #8003, three requests for bids were sent, and only two were returned. The lowest bid was for under the approved budget amount of \$20,600. Due to the increased building boom in this area, and the small scope of the project, a waiver is being sought to move forward with the project before weather becomes an issue.

Director Whelchel made a motion to waive the three (3) bid requirement on Capital Project #8003, Dogwood Golf Maintenance Parking Lot Repair/Resurface. Vice-Chairperson Brandenburg seconded. There was some discussion. The motion passed 7 to 2, with Directors Bidwell and McKee (stipulated proxy) opposing.

XII. UPDATE ON THE PROMOTION OF THE 2020 PLAN

Mr. Judson stated he has held 42 2020 Plan individual meetings with 1,340 total people in attendance and 286 people signed up to volunteer for the 2020 Phone Bank. These volunteers have made 3,717 phone calls in four days to encourage our membership to vote in the upcoming election.

XIII. ANNOUNCEMENTS

- a. **2020 Plan Community Meeting** – Tuesday, October 1st at 4:00 p.m. at Highlands Golf Course.
- b. **Coffee & Questions** – Tuesday, October 8th at 10:00 a.m. in the Boardroom at the

Country Club.

- c. **Board of Directors GM Meeting** – Thursday, October 10th at 4:30 p.m. in the Boardroom at the Country Club. (This is a closed meeting)
- d. **Board of Directors Work Session** – Thursday, October 17th at 9:00 a.m. in the Boardroom at the Country Club.
- e. **Board of Directors Regular Meeting** – Thursday, October 24th at 6:00 p.m. in the Boardroom at the Country Club.
- f. **Board of Directors GM Meeting** – Thursday, November 7th at 9:00 a.m. in the Boardroom at the Country Club. (This is a closed meeting)
- g. **Board of Directors Work Session – Budget Presentations** – Thursday, November 14th at 6:00 p.m. at Riordan Hall.
- h. **Board of Directors Regular Session** – Thursday, November 21st at 6:00 p.m. in the Boardroom at the Country Club..

XIV. ADJOURNMENT

Chairperson Hatcher adjourned the meeting at 6:38 p.m.

Submitted:

Approved:

Tammie D. Loyd, Corporate Secretary

Ruth Hatcher, Board Chairperson