

**BELLA VISTA PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING – (REGULAR SESSION)  
OCTOBER 24, 2019 ° 6:00 P.M. ° COUNTRY CLUB BOARDROOM**

**BOARD MEMBERS PRESENT:** Chairperson Ruth Hatcher, Directors Jim Abrahamson, Jerre Barron Jr., Teah Bidwell, Jerry Hover, Steve McKee, and Mary Sinkus.

**BOARD MEMBERS ABSENT:** Vice Chairperson Brandenburg and Director Whelchel.

**BOARD MEMBER PROXIES:** Chairperson Hatcher held Vice-Chairperson Brandenburg's unstipulated proxy, and Director Abrahamson held Director Whelchel's unstipulated 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, two members, and five 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**

Tommy Lee presented Lisa Papin with a Celebrating Success award for her outstanding achievements and customer service. Since taking over the role of Catering and Events Manager, the reviews and recommendations from brides and other clients have commended Lisa for her ability to go above and beyond. Tony Longinotti nominated Kim Graves for her outstanding service in Human Resources and her ability to always go above and beyond to deliver excellent internal customer service. Doug McCash presented Tom Judson with his Large Scale Managers (LSM) certificate from the Community Association Institute (CAI). The prestigious LSM designation is only available to experienced large-scale managers who hold an active PCAM designation, a minimum of 10 years of experience in community association management, and 100 hours of course work, as well as being responsible for the day-to-day operations of a large-scale community association. Tom is one of less than 70 individuals who holds this distinguished designation.

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

Chairperson Hatcher called for a motion to approve the minutes from the September 26, 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 October 17, 2019, Work Session. Director McKee motioned to approve the minutes. Director Barron seconded. There was no discussion. The motion passed unanimously.

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

- a) Lakes – Kelly Austin reported on behalf of the Lakes Joint Advisory Committee that there were two major flood events recently creating damage across the community. The drawdown for Lake Ann is set to begin in November. The committee is still gathering and analyzing data for the wake boat issue. They will make a recommendation to the Board of Directors in December.
- b) Recreation – Gary Griffin reported on behalf of the Recreation Joint Advisory Committee regarding the storms and flood damage across the community. The Tanyard Creek Trails took a very hard hit. The volunteers and the POA have been working diligently to clean up and repair all damaged areas.
- c) Golf – Jason Loyd reported on behalf of the Golf Joint Advisory Committee that rounds were down, and merchandise sales continue to trend upward. The weather and storms are playing a role in the golf rounds. The committee has added a new National Report that shows golf rounds, precipitation, and climate as a nation. This report runs a month behind and will be posted with the BVPOA Golf Rounds Report when it is received. Weather again has delayed the fencing estimates at Berksdale. Weather continues to cause damage throughout the community. In November, Golf JAC meetings will move to 8:30 am, for the winter months.
- d) Community Involvement – Teah Bidwell spoke on behalf of the Community Involvement Joint Advisory Committee. She stated the Coat Drive is going strong, and they have a group that is donating \$2,000 for the purchase of additional coats, hats, scarves, and gloves to be given to our community. The Free Coat Store will be open November 16<sup>th</sup> and 17<sup>th</sup> from 10 am to 3 pm. The community will be able to drop by and choose their winter coats.

## **VI. FINANCIAL REPORTS**

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

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

- a. There were no Property Owner Comments.

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

- a. There were no Property Owner Comments.

## **OLD BUSINESS**

## **NEW BUSINESS**

**IX. UPDATE ON THE TRAFALGAR SITE AND HIGHLANDS STUMP DUMP**

Mr. Judson stated that ADEQ approved the reduction of the footprint at the Highlands Stump Dump site to 7 acres. The Geosynthetic Clay Liner is on order and will be delivered in the middle of November. The ADEQ also visited the Trafalgar Site and is happy with what grass has grown in the area, and they reviewed the erosion damage from the recent flooding. ERM and the POA will work together to develop a plan for the erosion.

**X. UPDATE ON DAMAGE FROM THE OCTOBER FLOOD**

Mr. Judson stated the Board of Directors and the members of the Golf Joint Advisory Committee took a tour of the damage at Scotsdale Golf Course and the Loch Lomond Dog park on October 22<sup>nd</sup>. The POA is currently waiting on a damage report and estimates for the #2 and #4 bridges at Scotsdale. They are also reviewing a different site within Loch Lomond park to relocate both the large and small dog parks. Repair estimates are as follows: Kingswood \$16,000, Country Club \$42,500, Scotsdale (not including the above bridges) \$74,000, Dogwood \$5,000, Highlands \$5,000 and Golf Central \$5,000 for a known estimated total of \$147,000 without the estimates from Crafton-Tull engineering regarding the bridges at Scotsdale.

**XI. UPDATE ON THE 2020 ASSESSMENT VOTE**

Mr. Judson stated he had given 55 2020 Plan speeches, with a total of 1,500 people in attendance at these meetings, and over 1,600 people viewed the video of the plan. Of those in attendance, just over 300 volunteered to serve on the Phone Bank. The volunteers made 17,200 calls, reaching over 15,000 members via voice mail or in person. The POA is planning a Volunteer Appreciation event on November 13<sup>th</sup> to honor those volunteers who provided their time and dedication to contacting our membership to encourage them to vote. The voter participation percentage is at 35.3%.

**XII. ANNOUNCEMENTS**

- a. **Board of Directors GM Meeting** – Tuesday, November 5<sup>th</sup> at 4:30 p.m. in the Boardroom at the Country Club. (This is a closed meeting.)
- b. **Board of Directors GM Meeting** – Thursday, November 7<sup>th</sup> at 9:00 a.m. in the Boardroom at the Country Club. (**NOTE TIME CHANGE.** This is a closed meeting)
- c. **Coffee & Questions** – Tuesday, November 12<sup>th</sup> at 10:00 a.m. at the Metfield Clubhouse.
- d. **Board of Directors Work Session – Budget Presentations** – Thursday, November 14<sup>th</sup> at 6:00 p.m. at Riordan Hall. (**NOTE TIME, DATE AND LOCATION CHANGE.**)
- e. **Special Meeting (2020 Plan Election Results)** – Tuesday, November 19<sup>th</sup> at 6:00 p.m. at Riordan Hall.
- h. **Board of Directors Regular Session** – Thursday, November 21<sup>st</sup> at 6:00 p.m. in the

Boardroom at the Country Club.

- i. **Board of Directors GM Meeting** – Thursday, December 5<sup>th</sup> at 4:30 p.m. in the Boardroom at the Country Club. (NOTE DATE CHANGE. This is a closed meeting.)
- j. **Coffee & Questions** – Tuesday, December 10<sup>th</sup> at 10:00 a.m. in the Boardroom at the Country Club.
- k. **Board of Directors Work Session** – Thursday, December 12<sup>th</sup> at 9:00 a.m. in the Boardroom at the Country Club.
- l. **Board of Directors Regular Session** – Thursday, December 19<sup>th</sup> at 6:00 p.m. in the Boardroom at the Country Club.

**XIII. ADJOURNMENT**

Chairperson Hatcher adjourned the meeting at 6:57 p.m.

Submitted:

Approved:

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Tammie D. Loyd, Corporate Secretary

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Ruth Hatcher, Board Chairperson