

**BELLA VISTA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING – (REGULAR SESSION)
NOVEMBER 21, 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, Steve McKee, and Mary Sinkus.

BOARD MEMBERS ABSENT: Director David Whelchel.

BOARD MEMBER PROXIES: Director Abrahamson held Director Whelchel's stipulated proxy.

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

Jessica Anson presented Sue Parker with a Celebrating Success award for her ability to take over a long-standing instructor's role with ease and amazing service to our members.

Jessica also presented Lucy Quarti with a Celebrating Success award for her outstanding ability to successfully motivate and instruct the membership and everyone around her.

Rick Echols presented Gary Barnett, Lake Ranger, with a Celebrating Success award for his quick thinking and action while keeping an unexperienced boater and her children from going over the spillway at Loch Lomond during a hazardous weather event.

IV. APPROVAL OF MINUTES (BOARD VOTE)

Chairperson Hatcher called for a motion to approve the minutes from the October 24, 2019, Regular Session. Director Sinkus motioned to approve the minutes. Director Barron seconded. There was no discussion. The motion passed unanimously.

Chairperson Hatcher called for a motion to approve the minutes from the November 14, 2019, Work Session. Director Barron motioned to approve the minutes. Director Hover 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 the drawdown for Lake Ann has begun and 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. Griffin stated that due to weather, the committee lacked a quorum at their last meeting.
- c) Golf – Dean Collins reported on behalf of the Golf Joint Advisory Committee that golf revenue and rounds were down, and merchandise sales and guest rounds were up. The committee discussed the Handicap Flag program and renewed this program through March of 2020.
- d) Community Involvement – John Bowman spoke on behalf of the Community Involvement Joint Advisory Committee. He stated that the Free Coat Store was very successful and served 200 to 300 members of the community.

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. Property Owner, Liz Teal thanked Tom Judson, the Property Owner Association staff and Board of Directors for their efforts towards the recent Assessment Increase election.
- b. Property Owner, Nancy Stock, spoke regarding the recent Assessment Increase election
- c. Property Owner, Sandy Fosdick, spoke regarding the budget meeting.
- d. Property Owner, Dave Armstrong, spoke regarding the beauty of Bella Vista and why people continue to move here.
- e. Property Owner, Debbie Sorenson, spoke regarding the recent Meet and Greet that is held quarterly for new residents.
- f. Property Owner, Robert Stock, spoke about the amenities and the recent Assessment Increase vote.

OLD BUSINESS

NEW BUSINESS

IX. VOTE TO APPROVE THE 2020 OPERATING, CAPITAL AND SIMPLE CASH FLOW BUDGETS (FAIL BUDGET) (BOARD VOTE)

Vice Chairperson Brandenburg motioned to approve the 2020 Operating, Capital and Simple Cash Flow Budgets, referred to as the “Fail” budget, with the changed fees for Pontoon Rentals and Blowing Springs. Director Sinkus seconded. After discussion and clarification. The motion passed 8 to 1. Director McKee voted against the motion.

X. VOTE TO APPROVE THE REVISED 2020 PLAN ASSESSMENT INCREASE (BOARD VOTE)

Vice Chairperson Brandenburg made a motion for the membership to vote on an increase to Improved Lot assessments from \$24 per month to \$37 per month, and to not increase Unimproved lot assessments and keep them at \$16 per month, with the proposed increase for improved properties going into effect March 1, 2020. Members must be in good standing as of December 3, 2019 in order to receive a ballot. The voting will commence, for members in good standing, on December 12, 2019. A Special Meeting of the members will be called for January 16, 2020, upon which the voting will conclude, and the results will be announced. If the assessment increase is approved by the membership, the proposed 2020-2022 fee schedule will be adopted by the Board and go into effect as of March 1, 2020. Director Abrahamson seconded the motion. After some discussion. The motion carried with 6 in favor, 2 opposed and 1 abstained.

XI. ANNOUNCEMENTS

- a. **Board of Directors GM Meeting** – Thursday, December 5th at 4:30 p.m. in the Boardroom at the Country Club. (This is a closed meeting)
- b. **Board of Directors Work Session** – Thursday, December 12th at 9:00 a.m. in the Boardroom at the Country Club.
- c. **Board of Directors Regular Meeting** – Thursday, December 19th at 6:00 p.m. in the Boardroom at the Country Club.
- d. **Board of Directors GM Meeting** – Thursday, January 9th at 2:30 p.m. in the Boardroom at the Country Club. (This is a closed meeting)
- e. **Board of Directors Work Session** – Thursday, January 16th at 9:00 a.m. in the Boardroom at the Country Club.
- f. **Board of Directors Regular Session** – Thursday, January 23rd at 6:00 p.m. in the Boardroom at the Country Club.

XII. ADJOURNMENT

Chairperson Hatcher adjourned the meeting at 7:11 p.m.

Submitted:

Approved:

Tammie D. Loyd, Corporate Secretary

Ruth Hatcher, Board Chairperson