

**BELLA VISTA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING (WORK SESSION)
DECEMBER 12, 2019 ° 9:00 A.M. ° COUNTRY CLUB BOARD ROOM**

BOARD MEMBERS PRESENT: Chairperson Ruth Hatcher, Vice Chairperson David Brandenburg, Directors, Jim Abrahamson, Jerre Barron, Jr., Jerry Hover, Steve McKee, and Mary Sinkus.

BOARD MEMBERS ABSENT: Directors David Whelchel, and Teah Bidwell

BOARD MEMBER PROXIES: Director Barron held Director Bidwell's stipulated proxy.

OTHERS PRESENT: Chief Operating Officer Tom Judson, General Counsel Doug McCash, Director of Finance and Administration Dwain Mitchell, Corporate Secretary Tammie Loyd, forty-five guests and one media representative.

I. CALL TO ORDER

Chairperson Hatcher called the meeting to order at 9:00 a.m.

II. EMPLOYEE SERVICE AWARDS

Mr. Judson and Kim Graves presented service awards to the following employees:

5 Years of Service:

- Jill Dugdale - Water Utility, Steven Fowler - Berksdale Golf Course Maintenance, Billy Wenzel - Kingsdale Pro Shop, Marcia Edler - Highlands Pro Shop, Justin Helgestad - Water Utility, Clark Wood - Legal, Carol Brownrigg - Member Services, Keith Ihms - Central Golf Maintenance, David Fletcher - Water Utility, Laurie Pike - Branchwood Recreation Center, Kelby Martin - Water Utility, Nanette Janes - Branchwood Recreation Center, and Marie Myers - Member Services.

10 Years of Service:

- John Urquhart - Fisheries and Water Quality, Sharon Reeves - Branchwood Recreation Center, Bob Moreton - Kingswood Golf Course Maintenance, Fred Williamson - Tanyard Creek Practice Center, Gary Fletcher - Scotsdale Golf Course Maintenance, Sara Macik - Branchwood Recreation Center, Shelly Patterson - Water Department, and Dale Kirby - Office Services.

15 Years of Service:

- Mike Holmes - Country Club Pro Shop, Cindy King - Branchwood Recreation Center, Ray Petit - IT Services, Shane O'Neil - Kingswood Golf Course Maintenance, and Ron Downs - Scotsdale Pro Shop and Golf Ops.

20 Years of Service:

- Scott Garrison - HVAC-R Maintenance, Jack Brooks - IT Services, Jeff Kellogg - Water Utility, Mary Guenther - Branchwood Recreation Center, Reed Holly - Kingswood Golf Course Maintenance, and Carroll Harless - Highlands Gun Range.

30 Years of Service:

- Pat Harper - Accounting, and Mark Archer - IT Services.

35 Years of Service:

- Mike Taggart – Public Works Administration.

III. REPAIR TO SCOTSDALE BRIDGES – 2020 CAPITAL PROJECT

Mr. Judson referenced that the golf course maintenance team had been working with Crafton Tull Engineering to develop solutions for the two damaged bridges at Scotsdale Golf Course. In an effort to move forward with the engineering and permits, Management is requesting the Board to approve a 2020 Capital Project for \$38,000. This includes a survey, hydrology and hydraulic engineering and permitting, roadway engineering and erosion control plans, and letting. The Board moved the project forward and will vote during the December 19, 2019 Regular Session Board Meeting.

IV. METFIELD ROOF REPAIR FROM STORM DAMAGE – 2019 CAPITAL PROJECT

Mr. Judson stated that several roofs at Metfield were damaged during a storm on May 22, 2019. Following the insurance claim, the total cost to repair the roof on the main building is \$66,000. The POA's portion is estimated at \$21,000, with the remaining portion covered by insurance. Since the expense is over \$10,000, the project will need to be capitalized. The Board will move the Metfield Roof Repair 2019 Capital Project forward to a vote during the December 19, 2019 Regular Session Board Meeting.

V. LAKE JOINT ADVISORY COMMITTEE – WAKE RECOMMENDATION

The Board of Directors will discuss the Wake Boat recommendation from the Lakes JAC at the December 19, 2019 Regular Session Board Meeting. It was discussed that no action would be taken on these recommendations until January, at the earliest.

VI. OPEN FORUM

- a. Property Owner Kevin Dooley spoke regarding the current Assessment Increase election re-vote.
- b. Property Owner Kelly Strain spoke regarding the current Assessment Increase election re-vote.

VII. ANNOUNCEMENTS

- a. **Revised 2020 Plan Community Meeting** – Thursday, December 12th at 5:00 p.m. at Riordan Hall.
- b. **Revised 2020 Plan Community Meeting** – Tuesday, December 17th at 2:00 p.m. at Metfield Clubhouse.
- c. **Board of Directors Regular Session** – Thursday, December 19th at 6:00 p.m. in the Boardroom at the Country Club.
- d. **GM Meeting** – Thursday, January 9th at 4:30 p.m. in the Boardroom at the Country Club.
- e. **Board of Directors Work Session** – Thursday, January 16th at 9:00 a.m. in the Boardroom at the Country Club.
- f. **Special Meeting of Members, Assessment Vote** – Thursday, January 16th at 6:00 p.m. at Riordan Hall.
- g. **Board of Directors Regular Session** – Thursday, January 23rd at 6:00 p.m. in the Boardroom at the Country Club.

VIII. ADJOURNMENT

Chairperson Hatcher adjourned the meeting at 9:30 a.m.