

**BELLA VISTA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING – (REGULAR SESSION)
DECEMBER 19, 2019 ° 6:00 P.M. ° COUNTRY CLUB BOARDROOM**

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

BOARD MEMBERS ABSENT: Director Teah Bidwell.

BOARD MEMBER PROXIES: None

OTHERS PRESENT: Chief Operating Officer Tom Judson, General Counsel Doug McCash, Corporate Secretary Tammie Loyd, forty-six 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

Mr. McCash and Mike Taggart presented Ryan Hatfield and Kyle Pullen with the Celebrating Success award for December. They were nominated by Tommy Lee for their determination, creative thinking and can-do attitude that avoided additional damage to POA property. They went above and beyond their normal call of duty.

IV. APPROVAL OF MINUTES (BOARD VOTE)

Chairperson Hatcher called for a motion to approve the minutes from the November 21, 2019, Regular Session. Director Abrahamson 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 December 12, 2019, Work Session. Director Sinkus motioned to approve the minutes. Director Hover seconded. There was no discussion. The motion passed unanimously.

V. JOINT ADVISORY COMMITTEE REPORTS

- a) Lakes – Rick Yorman reported on behalf of the Lakes Joint Advisory Committee regarding the wake boat issue. Wakes generated are causing concern, safety issues and possible damage on Loch Lomond, Lake Windsor and Lake Ann. The JAC will formally present their recommendations at the January Work Session and Regular Session Board Meeting. The PowerPoint presentation may be found at

<https://bellavistapoa.com/wp-content/uploads/2019/12/Wake-Boat-Issues-in-Bella-Vista-Lakes-Powerpoint.pdf>.

- b) Recreation – Gary Griffin reported on behalf of the Recreation Joint Advisory Committee, stating that the amenities were in good shape and the recommended maintenance had been completed.
- c) Golf – Phil Spencer reported on behalf of the Golf Joint Advisory Committee that golf mats were available through Golf Operations and could be purchased by members to use in the winter months to help save the fairways, tee boxes and rough during the season when the Bermuda grass is dormant.
- d) Community Involvement – Janet Conboy spoke on behalf of the Community Involvement Committee regarding the tremendous success of the 2019 Coat Drive and their plans for next year.

VI. FINANCIAL REPORTS

Because the Regular meeting takes place early in December, the financial results will not be ready for presentation at the meeting. The financial reports can be found at <https://bellavistapos.com/governance/financials/> once they are completed.

VII. RESPONSE TO PREVIOUS OPEN FORUM COMMENTS

- a. Property Owner, Liz Teal thanked Tom Judson, the Property Owners 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.

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

- a. Property Owner, Dot Newman requested to relinquish her three minutes to Rick McInnes.
- b. Property Owner, Rick McInnes, spoke regarding the money donated to the City of Bella Vista from a recent bicycle event, fees for use of common property, grants to the City from the Walton Family Foundation and lawsuits from the Trafalgar Road Fire.
- c. Property Owner, Sandy Fosdick, spoke regarding the 2020 budget and questions asked of the Board.
- d. Property Owner, Sheila Heward, spoke regarding need for an assessment increase.

- e. Property Owner, Joy Sawyer, spoke regarding the need for improvements to be made to the Metfield miniature golf course, and the need for budget cuts.
- f. Property Owner, John Goodman, asked what happens if the assessment increase doesn't pass.

OLD BUSINESS

NEW BUSINESS

IX. VOTE TO APPROVE THE REPAIR TO SCOTSDALE BRIDGES, A 2020 CAPITAL PROJECT (BOARD VOTE)

Director Whelchel made a motion to approve a 2020 Capital Project for \$38,000 which will be used towards the development of engineering plans and permitting for the flood damaged bridges at Scotsdale Golf Course. Director Hover seconded the motion. After discussion, Director McKee made an amended motion to approve a 2020 Capital Project for \$38,000 which will be used towards the development of engineering plans and permitting for the flood damaged bridges at Scotsdale Golf Course with the funding for the expense deducted from the 2020 Operating budget. Director Sinkus seconded the amended motion. There was no further discussion. The amended motion passed 6-2, with Directors Brandenburg and Hover voting against the motion.

X. VOTE TO APPROVE THE METFIELD ROOF REPAIR FROM THE STORM DAMAGE, A 2019 CAPITAL PROJECT (BOARD VOTE)

Director McKee motioned to approve a 2019 Capital Project for \$21,000 for the replacement of the roof at Metfield. The damage to the roof occurred during a storm on May 22, 2019, and the \$21,000 is the portion not covered by insurance. Director Brandenburg seconded. There was no discussion. The motion passed 8-0.

XI. REVIEW OF THE LAKES JAC WAKE BOATING REGULATIONS. (NO VOTE)

Director Hover motioned to table this issue until the January 16, 2020 Board Work Session and January 23, 2020 Regular Session Board Meetings. Director Brandenburg seconded. There was no discussion. The motion passed 8-0.

XII. ANNOUNCEMENTS

- a. **Rules & Regulations Committee Meeting** – Wednesday, January 8th at 4:30 p.m. in the Boardroom at the Country Club.
- b. **Board of Directors GM Meeting** – Thursday, January 9th at 4:30 p.m. in the Boardroom at the Country Club. (This is a closed meeting)
- c. **Board of Directors Work Session** – Thursday, January 16th at 9:00 a.m. in the Boardroom at the Country Club.
- d. **Special Meeting of Members, Assessment Vote Results** – Thursday, January 16th at 6:00 p.m. at Riordan Hall.

e. **Board of Directors Regular Session** – Thursday, January 23rd at 6:00 p.m. in the Boardroom at the Country Club.

XI. ADJOURNMENT

Chairperson Hatcher adjourned the meeting at 7:03 p.m.

Submitted:

Approved:

Tammie D. Loyd, Corporate Secretary

Ruth Hatcher, Board Chairperson