

**BELLA VISTA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING (WORK SESSION)
FEBRUARY 20, 2020 ° 9:00 A.M. ° COUNTRY CLUB BOARD ROOM**

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

BOARD MEMBERS ABSENT: Chairperson Ruth Hatcher.

BOARD MEMBER PROXIES: Vice Chairperson Brandenburg held Chairperson Hatcher's unstipulated proxy.

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

I. CALL TO ORDER

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

II. 2020 REVISED BUDGET PRESENTATION

Mr. Judson presented the 2020 Revised Budget. He explained the goals, significant adjustments, and financial commitments of the 2020 Capital, Operating and Simple Cash Flow Budgets. The presentation can be found at: <https://bellavistapoa.com/wp-content/uploads/2020/02/02202020-Working-Session-Presentation.pdf>.

III. APPROVAL OF THE 2020 PLAN FEE SCHEDULE

Mr. Judson stated that management is recommending that the Board should approve the 2020 Fee Schedule from March 1, 2020 to February 28, 2023. This keeps the 2020 Plan Fee Schedule consistent for three full years. All fee commitments made in the 2020 Plan marketing materials will not be eligible to be changed until after February 28, 2023. There are a few fees in the Amenities Fee Schedule that are not included in the 2020 Plan Fee Schedule, such as the fees at Blowing Springs Campground, and boat/kayak rental fees at the Marina or Beach. These fees were not listed in the 2020 Plan Fee Schedule, and it is possible there could be adjustments made to Amenities Fees that were not included in the 2020 Plan Fee Schedule.

IV. TRAIL AGREEMENTS – BLOWING SPRINGS CONNECTOR

Mr. Judson presented the purpose, background, changes made and details of the Blowing Springs Connector License Agreement. The Board of Directors will vote on the Blowing Springs Connector at the February 27, 2020 Regular Session Meeting which will be held at Riordan Hall. The presentation can be found at: <https://bellavistapoa.com/wp-content/uploads/2020/02/02202020-Working-Session-Presentation.pdf>.

V. TRAIL AGREEMENTS – TRAILHEADS

Mr. Judson presented the purpose and the location of all Trailheads. The Board of Directors will vote on the Trailhead License Agreement at the February 27, 2020 Regular Session Meeting which will be held at Riordan Hall. The presentation can be found at:

<https://bellavistapoa.com/wp-content/uploads/2020/02/02202020-Working-Session-Presentation.pdf>.

VI. UPDATE ON BERKSDALE BRIDGE AND SCOTSDALE BRIDGES

Mr. Ihms, Director of Golf Maintenance, spoke regarding the bridges at Scotsdale and Berksdale golf courses. The damage to bridges (#2 and #4) at Scotsdale is primarily to the bulkheads and not to the bridges themselves. The letting process will happen sometime in March.

The #18 Berksdale bridge is in a holding pattern until the sewer pipe from Village Wastewater is capped and switched over to the new line that has been bored. Weather is the primary reason for the delay for switching over to the new sewer line. We also continue to wait on the proper permitting for the removal of this bridge.

VII. POLICY 1.00 – SECOND READING. THIS CHANGE ADDS THE TERM “ACTIVITY CARD”

Mr. Judson stated that the change to Policy 1.00 adds the term Activity Card and recommends that the terms Activity Card and Photo I.D. would be considered interchangeable. This is the second of two required readings.

VIII. PROPOSED NEW WAKE BOAT REGULATION – FIRST READING

Mr. Judson stated the Rules and Regulations Committee recommends the following Proposed Wake Boat Regulations to be voted on by the Board of Directors. The proposed regulations are consistent with the recommendations developed by the Lakes Joint Advisory Committee. Mr. Judson explained the goals, background and the changes in regulations. These regulations will be reevaluated at the end of the 2020 boating season. Even though regulation changes do not require two readings, management recommends two readings of the regulation change. The presentation can be found at:

<https://bellavistapoa.com/wp-content/uploads/2020/02/02202020-Working-Session-Presentation.pdf>.

IX. DISCUSSION REGARDING THE COMMUNITY INVOLVEMENT JAC

Community Involvement Committee Member, Janet Conboy spoke regarding the viability and continuation of the Community Involvement Joint Advisory Committee. The committee has created two very successful events and they want to see these events go forward, even if the committee does not. After discussion, the Board will consider the continuation of the Community Involvement Joint Advisory Committee at the February 27, 2020 Regular Session Board Meeting.

X. EXECUTIVE SESSION SUMMARY – FEBRUARY 13TH

Eight property owners filed similar allegations of misconduct against Chairperson Hatcher for allegedly overstepping her authority by directing management to prepare a proposed budget update for 2020, which purportedly violated Policy 1.10, Item 11 and Bylaws Article III, Section 4. The alleged misconduct occurred on January 23rd. It was determined by the Board that there was no misconduct since Chairperson Hatcher directed management to prepare only a draft version of a proposed revised budget. It was stated in the January 23rd meeting that the Board would have to vote to adopt a new budget. The draft version of the budget was simply preparatory work to enable the Board to take a vote. Also, prior to the January 23rd meeting, the Board had discussed on a number of occasions that the budget would have to be revised if the assessment increase was approved. The Board of Directors voted unanimously, 7-0 to dismiss the allegation of misconduct. Director Hover was absent from the meeting. Chairperson Hatcher was not in attendance for the vote.

XI. OPEN FORUM

- a. Property Owner Susan Nuttall stated that on paper the trailheads may appear close together, but when you drive to the locations, the topography dictates the need for additional trailheads in that area. She also spoke regarding how wonderful the Metfield/Blowing Springs Connector would be. Lastly, she spoke regarding the opening of Berksdale golf course.
- b. Property Owner Sandy Fosdick spoke regarding the Blowing Springs Connector and the location of the Connector in connection with Brittany Golf Course.
- c. Property Owner Michael McCracken spoke of his concerns regarding the budget, archery, small dog park, and the Blowing Springs Connector.
- d. Property Owner Bonnie Dove spoke regarding her concerns regarding speed boats on Lake Windsor and the safety issues that presents. She also spoke regarding her concerns with the proposed regulations and the Lake Windsor group concerns.

XII. OPEN FORUM RESPONSE

Mr. Judson responded to concerns expressed during Open Forum. He stated that Keith Ihms would do everything in his power to maintain the Berksdale Golf Course to the absolute best of his ability. He also stated that the President and Vice President of the Ladies 9-Hole golf group wanted to continue to hold events at Berksdale.

Mr. Judson also spoke regarding specific plans for the Blowing Springs Connector.

Mr. Judson stated that the Board made some very difficult decisions regarding the budget this year. Many of the cuts, such as the Small Dog Park, Pickleball and Archery, were not easy cuts to make.

Finally, Mr. Judson stated that all residents should call the Lake Rangers immediately when violations occur on any Lake. It was a difficult task for the Lakes Joint Advisory Committee to review and analyze all input that was provided regarding the new wake boat regulations. They did a great job putting together a new regulation that incorporated

many points of view. While it did not make everyone happy, they listened and provided a regulation that can be revisited in the future, if the need arises.

XIII. ANNOUNCEMENTS

- a. **Rules and Regulations Committee Meeting** – Wednesday, February 26th at 4:30 p.m. in the Boardroom at the Country Club.
- b. **Board of Directors Regular Session** – Thursday, February 27th at 6:00 p.m. in the Riordan Hall. (NOTE CHANGE OF LOCATION)
- c. **Coffee & Questions** – Tuesday, March 10th at 10:00 a.m. at Metfield Clubhouse.
- d. **Board of Directors GM Meeting** – Thursday, March 12th at 4:30 p.m. in the Boardroom at the Country Club.
- e. **Meet the Candidates Night** – Tuesday, March 17th at 6:00 p.m. at Riordan Hall.
- f. **Board of Directors Work Session** – Thursday, March 19th at 9:00 a.m. in the Boardroom at the Country Club.
- g. **Board of Directors Regular Session** – Thursday, March 26th at 6:00 p.m. in the Boardroom at the Country Club.

XIV. ADJOURNMENT

Vice Chairperson Brandenburg adjourned the meeting at 11:19 a.m.