

**BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING - (REGULAR SESSION)
MARCH 26, 2020 6:00 p.m. BELLA VISTA COUNTRY CLUB BOARDROOM**

BOARD MEMBERS PRESENT: Chairperson Ruth Hatcher, Vice-Chairperson David Brandenburg, Directors Jerre Barron, Jr., Jerry Hover, and David Whelchel.

BOARD MEMBERS PRESENT VIA ZOOM: Directors Teah Bidwell, and Mary Sinkus

BOARD MEMBERS ABSENT: Directors Jim Abrahamson and Steve McKee.

BOARD MEMBER PROXY: Chairperson Hatcher held Director Abrahamson's unstipulated proxy.

OTHERS PRESENT: Chief Operating Officer Tom Judson, General Counsel Doug McCash, Corporate Secretary Tammie Loyd, and two media representatives. Due to the COVID-19 pandemic, the meeting was available via Facebook Live. Member questions or comments were submitted to the Corporate Secretary.

I. CALL TO ORDER

Chairperson Hatcher called the meeting to order at 6:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. ANNOUNCEMENT

Mr. Judson made an announcement regarding an accident that happened on Lake Norwood earlier in the day.

IV. APPROVAL OF MINUTES (BOARD VOTE)

Chairperson Hatcher called for a motion to approve the minutes from February 27, 2020, Regular Session Board Meeting. Director Barron motioned to approve the minutes. Director Brandenburg seconded. There was no discussion. The motion passed unanimously.

Chairperson Hatcher announced there was an Executive Session that took place on March 12, 2020 regarding a confidential personnel issue.

Chairperson Hatcher announced there was an Executive Session that took place on March 17, 2020 regarding a confidential personnel issue.

Chairperson Hatcher announced the March 19, 2020 Board Work Session was cancelled due to COVID-19.

V. JOINT ADVISORY COMMITTEE REPORTS

a) Lakes – Mr. Judson spoke on behalf of the committee and reported the Lakes Committee has asked for regular updates on the new wake boat regulations and enforcements,

Secchi disk monitoring starts the first week of April, the committee has asked for the Rules & Regulations committee and Board of Directors to clarify the terms “members”, “guests”, and what events will be allowed going forward. Finally, the Lakes committee is reviewing applicants for their open positions and two sub committees were formed to look at Lake Watch volunteers and the potential to limit boat types, size and horsepower for the future.

- b) Recreation – Mr. Judson reported on behalf of the Recreation Committee that all amenities reported on in their March meeting were in good shape, the March 7th Meet and Greet had 52 attendees from 17 states.
- c) Golf – Mr. Judson reported on behalf of the Golf Committee that rounds, revenue and merchandise sales were up YTD through February, Monday-Friday primetime play is 87% full with group play, the Berksdale bridge removal will begin late March or early April, the Scotsdale bridge project is expected to be done by mid-June and golfers were encouraged to pair up on Brittany, to help ensure there are enough carts. (NOTE: This was prior to the Directive due to COVID-19.)

VI. FINANCIAL REPORT BY DWAIN MITCHELL, TREASURER

Mr. Judson reported on the February 2020 financials. The financial reports are located at <https://bellavistapoa.com/governance/financials/>.

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

- a) Property Owner Sandy Fosdick sent in a letter regarding member and guest access to POA Lakes and Beach with the passing of the 2020 Plan.
- b) Property Owner Joy Sawyer sent in a letter regarding maintenance for the Blowing Springs Connector, and the interpretation of the terms “guests” and “recreational guests.”

VIII. RESPONSE TO OPEN FORUM

- a) Mr. Judson spoke regarding a Maintenance Agreement that will be voted on by the Board tonight outlining that NWA Trailblazers will be responsible for any new maintenance issues on the Metfield Trail, such as a catastrophic event, for the next three years. The City and POA will continue to maintain their respective areas along the Metfield Trail that are currently maintained. If the Board votes to approve the agreement, there will be no additional maintenance expense incurred by the POA in the next three years for the Metfield Trail (aka, Blowing Springs Connector, and Greenway).
- b) Mr. Judson spoke in regards to the recent Lakes Committee meeting and the commitment in the 2020 Plan regarding members, guests, and member’s guests. The committee is not trying to “work around” the commitments made in the 2020 Plan. The Lakes Committee, Board members, and the Rules and Regulations Committee are taking this issue very seriously and working to interpret all the language and go forward on the same page, so there is no further confusion.
- c) Mr. Judson spoke in regards to the use of the words “recreational guest.” This was an unintended error in terminology. When all policies are updated, everyone will be trained and will use the correct terminology going forward.

OLD BUSINESS

NEW BUSINESS

IX. UPDATE ON THE TEMPORARY CLOSURE OF AMENITIES DUE TO THE COVID-19 PANDEMIC.

Mr. Judson updated the Board on the COVID-19 pandemic. The POA is staying current on the situation daily and is making adjustments as needed. Right now, all Recreation Facilities are closed and are now streaming exercise classes on Facebook Live, and then they are posted to our YouTube channel. Both restaurants are open for pick up and delivery only. We would like to thank all property owners that are still supporting the restaurants and keeping them busier than we thought. Member Services' doors are closed to our members, but they are actively working and processing as many member services as possible. On average, Member Services is receiving 240 calls per day, so please be patient. Someone will return your request as soon as they possibly can. Golf will need to convert to one person per cart and no gatherings before or after golf. Property owners are encouraged to bring your carts or walk, due to our limited number of carts. Carts will only be able to be obtained 20 minutes before your tee time.

The Senior Staff has begun to prepare for a Shelter In Place in the event the Governor or Department of Health issues this order. We are keeping our Water Service employees separated in the event a quarantine is necessary. We will still have the staff to maintain the operations of the water department. The POA is also deferring late fees, water shut-offs, and boat registration renewals for at least 30 days. Additional budget cuts are being considered, and we have unfortunately had to lay-off sixty of our employees due to the COVID-19 pandemic. The situation remains fluid, and our team is reacting as quickly as possible. We will continue to monitor the status to keep as many amenities open as possible while keeping the health of our members at the forefront of our decisions.

X. RECOMMENDATION FROM THE LAKES JOINT ADVISORY COMMITTEE REGARDING THE NOMINATION OF PAUL BICKFORD AND GRACE TURLEY FOR ANOTHER THREE-YEAR TERM. (BOARD VOTE)

Chairperson Hatcher motioned to approve the recommended nomination of the Lakes Joint Advisory Committee of Paul Bickford for another 3-year term. Director Brandenburg seconded. There was no discussion. The motion passed unanimously.

Chairperson Hatcher motioned to approve the recommended nomination of the Lakes Joint Advisory Committee of Grace Turley for another 3-year term. Director Barron seconded. There was no discussion. The motion passed unanimously.

XI. RECOMMENDATION FROM THE GOLF JOINT ADVISORY COMMITTEE REGARDING THE CONTINUATION OF THE HANDICAP FLAG PROGRAM. (BOARD VOTE)

Chairperson Hatcher motioned to approve the recommended nomination of the Golf Joint Advisory Committee to continue the Handicap Flag Program indefinitely. Director Whelchel seconded. There was no discussion. The motion passed unanimously.

XII. MAINTENANCE AGREEMENT (BLOWING SPRING CONNECTOR) (BOARD VOTE).

Chairperson Hatcher motioned to approve the proposed Maintenance Agreement for the Metfield Trail, also referred to as the "Blowing Springs Connector" and the "Greenway." Director Whelchel seconded. There was no discussion. The motion passed 7-1 with Director Hover opposing.

XIII. WAKE BOAT REGULATIONS – SECOND OF TWO READINGS. (BOARD VOTE)

Chairperson Hatcher motioned to amend the Boating Regulations to incorporate the language developed for the regulation of wake boats. This is the second of two readings. Director Brandenburg seconded. There was no discussion. The motion passed 7-1 with Director Sinkus opposing.

XIV. REVIEW OF POLICY 1.02 – FIRST OF TWO READINGS. (BOARD VOTE)

Chairperson Hatcher motioned to approve the Rules and Regulations Committee recommended changes to Policy 1.02, as noted. This is the first of two required readings. Director Brandenburg seconded. There was no discussion. The motion passed unanimously.

XV. REVIEW OF POLICY 1.03.5 – FIRST OF TWO READINGS. (BOARD VOTE)

Chairperson Hatcher motioned to approve the Rules and Regulations Committee recommended changes to Policy 1.03.5, as noted. This is the first of two required readings. Director Brandenburg seconded. There was no discussion. The motion passed unanimously.

XVI. REVIEW OF POLICY 1.04 – FIRST OF TWO READINGS. (BOARD VOTE)

Chairperson Hatcher motioned to approve the Rules and Regulations Committee recommended changes to Policy 1.04, as noted. This is the first of two required readings. Director Sinkus seconded. After discussion, the motion passed unanimously.

XVII. REVIEW OF POLICY 2.03 – FIRST OF TWO READINGS. (BOARD VOTE)

Chairperson Hatcher motioned to approve the Rules and Regulations Committee recommended changes to Policy 2.03, as noted. This is the first of two required readings. Director Barron seconded. After discussion, Director Bidwell motioned to amend the original motion and remove the words, "or as approved by management" on V.2.c. Director Brandenburg seconded. There was no further discussion. The motion to approve the amendment to the original motion of Policy 2.03 passed unanimously. Chairperson Hatcher called for further discussion on the amendment of the original motion. There was none. The amended Policy 2.03 passed unanimously.

- XVIII. REVIEW OF POLICY 2.04 – FIRST OF TWO READINGS. (BOARD VOTE)**
Chairperson Hatcher motioned to approve the Rules and Regulations Committee recommended changes to Policy 2.04, as noted. This is the first of two required readings. Director Barron seconded. There was no discussion. The motion passed unanimously.
- XIX. REVIEW OF POLICY 2.05 – FIRST OF TWO READINGS. (BOARD VOTE)**
Chairperson Hatcher motioned to approve the Rules and Regulations Committee recommended changes to Policy 2.05, as noted. This is the first of two required readings. Director Whelchel seconded. There was no discussion. The motion passed unanimously.
- XX. REVIEW OF POLICY 3.08 – FIRST OF TWO READINGS. (BOARD VOTE)**
Chairperson Hatcher motioned to approve the Rules and Regulations Committee recommended changes to Policy 3.08, as noted. This is the first of two required readings. Director Barron seconded. There was no discussion. The motion passed unanimously.
- XXI. REVIEW OF BYLAWS, ARTICLE VIII – FIRST OF TWO READINGS. (BOARD VOTE)**
Chairperson Hatcher motioned to approve the Rules and Regulations Committee recommended changes to Bylaws, Article VIII, as noted. This is the first of two required readings. Director Brandenburg seconded. There was no discussion. The motion passed unanimously.
- XXII. ANNOUNCEMENTS – All meetings and times are subject to change as a result of the COVID-19 pandemic.**
- a. **Board of Directors GM Meeting** – Thursday, April 9th, at 4:30 p.m. in the Boardroom at the Country Club. (This is a closed meeting.)
 - b. **Coffee & Questions** – Tuesday, April 14th at 10:00 a.m. at Bella Vista Country Club, Vista Room. - **CANCELLED**
 - c. **Board of Directors Work Session** – Thursday, April 16th at 9:00 a.m. in the Boardroom at the Country Club.
 - d. **Board of Directors Regular Session** – Thursday, April 23rd at 6:00 p.m. in the Boardroom at the Country Club.
- XXIII. ADJOURNMENT**
Chairperson Hatcher adjourned the meeting at 6:50 p.m.

Submitted:

Approved:

Tammie Loyd, Corporate Secretary

Ruth Hatcher, Board Chairperson