

**BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING - (REGULAR SESSION)
APRIL 23, 2020 6:00 p.m. HELD VIA ZOOM**

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

BOARD MEMBERS ABSENT: None.

BOARD MEMBER PROXY: None.

OTHERS PRESENT VIA ZOOM: Chief Operating Officer Tom Judson, Treasurer and Director of Finance and Administration Dwain Mitchell, 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 in advance 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. APPROVAL OF MINUTES (BOARD VOTE)

Chairperson Hatcher called for a motion to approve the minutes from March 26, 2020, Regular Session Board Meeting. Director Abrahamson motioned to approve the Board of Directors Regular Meeting minutes. Director Brandenburg seconded. There was no discussion. The motion passed 8-0-1, with Director McKee abstaining.

Chairperson Hatcher announced the April 16, 2020 Board Work Session was cancelled due to COVID-19.

IV. JOINT ADVISORY COMMITTEE REPORTS

- a) Lakes – There was no meeting held.
- b) Recreation – There was no meeting held.
- c) Golf – Mr. Judson stated that the Golf Committee Meeting minutes are available on the website and in the Board Packet. The repair to the bridges on Scotsdale and Berksdale may be delayed due to COVID-19. The APT tournament in June will be going forward at this point, everything is subject to change, due to the COVID-19 pandemic.

V. FINANCIAL REPORT BY DWAIN MITCHELL, TREASURER

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

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

- a) Property Owner Sandy Fosdick sent in a letter regarding recent emails sent in the community.
- b) Property Owner Joy Sawyer sent in a letter regarding a post card she received in the mail, championship golf courses and more kayaking and canoeing.

VII. RESPONSE TO OPEN FORUM

Chairperson Hatcher responded to both member comments.

OLD BUSINESS

NEW BUSINESS

VIII. APPROVAL OF EMERGENCY CAPITAL PROJECT – WATER DEPARTMENT BACKHOE. (BOARD VOTE)

Mr. Judson stated that one of the Water Department's older backhoes was damaged beyond repair in a traffic accident. The backhoe that was damaged was scheduled for replacement in 2021. Our insurance company issued a check for \$39,624 for the current value of the backhoe, a replacement will cost \$103,509. Management is requesting approval from the Board to replace this necessary piece of equipment for the Water Department, with a budget of \$63,885. Chairperson Hatcher called for a motion to approve an emergency capital project for the Water Department for \$63,885 for the purchase of a backhoe, which replaces an older backhoe that was damaged beyond repair in an accident. Director McKee motioned. Director Brandenburg seconded. After discussion, the motion passed unanimously.

IX. APPROVAL OF CAPITAL PROJECT #9008. (BOARD VOTE)

Mr. Judson stated that Capital project #9008 for the 2020 Budget had an approved budget of \$15,000 for the painting of the back side of Lakepoint. The project ended up costing \$17,990. The original project did not include the painting of the sills or door frames. Once everything else was painted, it was evident that the sills and door frames needed to be painted too. Per Policy 8.14, any project in excess of 10% requires additional approval from the Board. This project was \$2,990 over budget or 20%.

Chairperson Hatcher motioned to approve the additional expenditure on capital project #9008. The capital project was over budget by \$2,990. Director Barron seconded. After discussion, Director McKee motioned to amend the original motion and add that the expense will be taken out of the POA expenses. Director Hover seconded. The amendment passed 8 to 1 in favor of the amendment, with Vice Chair Brandenburg opposing. Chairperson Hatcher then moved to approve the additional expenditure on Capital Project #9008, which was over budget by \$2,990, with the expense to be taken out of the POA side. Director McKee seconded the amended motion. There was no discussion. The amended motion passed unanimously.

X. LAKES JOINT ADVISORY COMMITTEE MEMBER NOMINATIONS. (BOARD VOTE)

Chairperson Hatcher stated the Lakes Joint Advisory Committee interviewed five candidates for three open spots on their committee. The following are their recommendations for three candidates, for a 3-year term to the Lakes Joint Advisory Committee.

Chairperson Hatcher motioned to approve the recommended nomination of the Lakes Joint Advisory Committee of Arrell Wasson for a 3-year term. Director Whelchel seconded. After discussion, the motion passed unanimously.

Chairperson Hatcher motioned to approve the recommended nomination of the Lakes Joint Advisory Committee of Carrol Phillips for a 3-year term. Director McKee seconded. There was no discussion. The motion passed unanimously.

Chairperson Hatcher motioned to approve the recommended nomination of the Lakes Joint Advisory Committee of Ross Gerner for a 3-year term. Director McKee seconded. After discussion, the motion passed unanimously.

XI. BOAT REGULATIONS (BOARD VOTE).

Mr. Judson stated the Boating Regulations were reviewed by the Lakes Joint Advisory Committee, all pertinent departments within the POA, the Rules and Regulations Committee, and the Board of Directors. The changes were also aligned with Coast Guard Regulations and Arkansas State Law. The approval of the Boating Regulations requires only one vote of the Board of Directors. Chairperson Hatcher motioned to approve the Boating Regulations as written on the left hand side, whether black or red, it does not include the boxes on the right. Director Whelchel seconded. After discussion, the motion passed unanimously.

XII. REVIEW OF POLICY 1.02, ESTABLISHING, CHANGING, OR RESCINDING GOVERNING DOCUMENTS – SECOND 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 second of two required readings. Director Bidwell seconded. There was no discussion. The motion passed unanimously.

XIII. REVIEW OF POLICY 1.03.5, RULES AND REGULATIONS COMMITTEE – SECOND 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 second of two required readings. Director Brandenburg seconded. There was no discussion. The motion passed unanimously.

XIV. REVIEW OF POLICY 1.04, JOINT ADVISORY COMMITTEES – SECOND 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 second of two required readings. Director Whelchel seconded. After discussion, the motion passed unanimously.

XV. REVIEW OF POLICY 2.03, GOLF CART REGISTRATIONS – SECOND 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 second of two required readings. Director Brandenburg seconded. There was no discussion. The motion passed unanimously.

XVI. REVIEW OF POLICY 2.04, BOAT REGISTRATION AND MOORING LEASE AGREEMENT – SECOND 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 second of two required readings. Director Barron seconded. After discussion, the motion passed unanimously.

XVII. REVIEW OF POLICY 2.05, REGULATION OF COMMON PROPERTY – SECOND OF TWO READINGS. (BOARD VOTE)

Chairperson Hatcher motioned to approve the Rules and Regulations Committee recommended changes to Policy 2.05, as noted. Director Brandenburg seconded. After discussion, Director McKee suggested to amend Policy 2.05, Section IV, Enforcement, by striking "Association" and adding "the POA Lakes and Parks rangers" to replace it. Director Bidwell seconded. Mr. McCash stated that the change was material enough to require two readings. After discussion, the amendment passed unanimously. Director Hover motioned to accept the amended motion, first reading. Director Brandenburg seconded. There was no discussion. The first reading of the required two reading of the amended motion passed unanimously.

XVIII. REVIEW OF POLICY 3.08, TEMPORARY PARKING OF VEHICLES – SECOND 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 second of two required readings. Director Whelchel seconded. There was no discussion. The motion passed unanimously.

XIX. REVIEW OF BYLAWS, ARTICLE VIII, COMMITTEES – SECOND 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 second of two required readings. Director Barron seconded. There was no discussion. The motion passed unanimously.

XX. REVIEW OF POLICY 1.03.2, ELECTION COMMITTEE – FIRST OF TWO REQUIRED READINGS. (BOARD VOTE)

Chairperson Hatcher motioned to approve the Rules and Regulations Committee recommended changes to Policy 1.03.2, as noted. This is the first of two required readings. Director Brandenburg seconded. After discussion, the motion passed unanimously.

XXI. ANNOUNCEMENTS – Meetings dates and times are subject to change as a result of the COVID-19 pandemic.

- a. **Annual Meeting/Election Results** – Tuesday, May 19, 2020 at 6:00 p.m. **This ZOOM meeting will be available via Facebook Live, plus a recording of the meeting will be available on the POA’s website.**
- b. **Board of Directors GM Meeting** – Thursday, May 21, 2020, at 4:30 p.m. This meeting will be conducted via ZOOM. (This is a closed meeting.)
- c. **Board of Directors Regular Session** – Thursday, May 28, 2020 at 6:00 p.m. This ZOOM meeting will be available via Facebook Live, plus a recording of the meeting will be available on the POA’s website.

XXII. ADJOURNMENT

Chairperson Hatcher adjourned the meeting at 6:48 p.m.

Submitted:

Approved:

Tammie Loyd, Corporate Secretary

Ruth Hatcher, Board Chairperson