

**BELLA VISTA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING (WORK SESSION)
JUNE 18, 2020 ° 9:00 A.M. ° COUNTRY CLUB BOARD ROOM**

BOARD MEMBERS PRESENT: Chairperson David Brandenburg, Directors Teah Bidwell, Sandy Fosdick, Jerry Hover, and Jan Simms.

BOARD MEMBERS BY PHONE: Vice Chairperson Mary Sinkus.

BOARD MEMBERS ABSENT: Directors Jerre Barron, Jr., and David Whelchel.

BOARD MEMBER PROXIES: Chairperson Brandenburg held Director Whelchel's unstipulated proxy and Director Bidwell held Director Barron's unstipulated proxy.

OTHERS PRESENT: Chief Operating Officer Tom Judson, General Counsel Doug McCash, Corporate Secretary Tammie Loyd, and two guests.

I. CALL TO ORDER

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

II. OFFICER POSITIONS (PRESIDENT, VICE PRESIDENT, TREASURER, CORPORATE SECRETARY)

Chairperson Brandenburg presented that POA Officer Positions, in accordance with Article VII of the Bylaws and state law, must be appointed annually by the Board. The positions are: President – Tom Judson, Vice President – Doug McCash, Secretary – Tammie Loyd, and Treasurer – Dwain Mitchell.

III. DISCUSSION REGARDING THE OPEN SEAT ON THE BOARD

Mr. Judson stated the POA is accepting applications/resumes for the Open Seat on the Board. Those interested in serving on the Board until May 31, 2021 should submit their resume to Tammie Loyd at corporatesecretary@bvvpoa.com by close of business, June 30, 2020. Interviews will take place in the afternoon of July 7th and the Board will vote to confirm the new member on July 23, 2020.

IV. NOMINATIONS FOR THE CHARITABLE GIVING COMMITTEE

Mr. Judson presented the nominations for the Charitable Giving Committee as, Tom Throne and Bob Ritschel for a second, three-year term, and Tony Licausi and John Rice for a second, two-year term.

V. RECOMMENDATION FROM THE RECREATION JOINT ADVISORY COMMITTEE

Mr. Judson presented nomination Scot Dreas from the Recreation Joint Advisory Committee for an initial three-year term.

VI. REVIEW OF AMENDED POLICY 2.05 – SECOND OF TWO REQUIRED READINGS

Mr. Judson explained the primary change to Policy 2.05 is to eliminate hunting on the ARKMO land since the POA no longer owns it. This is the second of two required readings.

VII. REVIEW OF BYLAWS, ARTICLE VI – SECOND OF TWO REQUIRED READINGS

Mr. Judson stated that the primary change to the bylaws allows proxies to be submitted digitally. This is the second of two required readings.

VIII. REVIEW OF BYLAWS, ARTICLE XI – SECOND OF TWO REQUIRED READINGS

Mr. Judson stated the primary change to the bylaws stipulates that ballots/proxies must be delivered at least thirty minutes before the start of the meeting of the Members. This is the second of two required readings.

IX. REVIEW OF POLICY 2.02 – SECOND OF TWO REQUIRED READINGS

Mr. Judson stated the changes to this policy limits the amenities that can be used by Association Guests to restaurants, golf, tennis, the Metfield Skills Park, Tanyard Creek, Blowing Springs, and other paved and un-paved trails open to the general public. The other changes stipulate that amenity use fees will be charged in certain instances and Members receive priority over guests. This is the second of two required readings.

X. REVIEW OF POLICY 3.03 – SECOND OF TWO REQUIRED READINGS

Mr. Judson stated the primary change was to limit the number of guests that may accompany a Dependent card holder to five guests. The limiting of the number of guests for dependent card holders was a recommendation from the Lakes Committee. This is the second of two required readings.

XI. REVIEW OF POLICY 3.04 – SECOND OF TWO REQUIRED READINGS

Mr. Judson explained the changes to Policy 3.04 clarifies the different categories of guests as:

- Sponsored Guests – Guests of Members.
- Association Guests – Guests of the POA. Limitations to this are imposed by Policy 2.02.
- Reciprocal Guests – Guests of Cooper. This is required by our governing documents.
- Participant Guests – Guests with special permission, for certain events.

These changes also clarify the access to the amenities and grants the Board or Association Committees limited ability to allow special events, such as Cancer Challenge, Kayak Demo Day and High School Skeet Team.

XII. THE CITY'S 2040 PLAN

Mr. Judson explained that he served on the Citizens Advisory Committee for the City's 2040 plan in 2017 as requested by the Board. The committee was made up of 11 individuals with a representative from Cooper, other business owners and members from the community. While on the committee, Mr. Judson advised and advocated on behalf of the POA. Mr.

Judson has never endorsed the 2040 plan, nor has he been asked to endorse the plan. The plan was not finalized in 2017, while Mr. Judson was on the Citizens Advisory Committee, but he communicated during this time that there were portions of the plan that he agreed with and portions that he did not agree with. His biggest concern, at that time, was Cooper's lack of support.

XIII. OPEN FORUM

- a. Property Owner Ken Nelson spoke regarding the emails that were sent to the Board, to be read, during May's Regular Session Board meeting and his misconduct allegations filed against the Board.
- b. Property Owner Kevin Dooley spoke regarding the City's Comprehensive 2040 Plan and non-members being allowed to use our private lakes.

XIV. OPEN FORUM RESPONSE

- a. Mr. Judson stated that his participation in the City's Comprehensive 2040 Plan was as a Committee Member in 2017. He was asked by the Board to participate in the process and educate others on the viewpoints of the POA.

XV. ANNOUNCEMENTS

- a. **Board of Directors Regular Session – Thursday, June 25th at 6:00 p.m. in the Boardroom at the Country Club.**
- b. **GM Meeting – Tuesday, July 7th at 4:30 p.m. in the Boardroom at the Country Club. NOTE CHANGE IN DATE OF MEETING**
- c. **Board of Directors Work Session – Thursday, July 16th at 9:00 a.m. in the Boardroom at the Country Club.**
- d. **Board of Directors Regular Session – Thursday, July 23rd at 6:00 p.m. in the Boardroom at the Country Club.**

XVI. ADJOURNMENT

Vice Chairperson Brandenburg adjourned the meeting at 10:25 a.m.