

**BELLA VISTA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING (WORK SESSION)
JULY 16, 2020 ° 9:00 A.M. ° COUNTRY CLUB BOARD ROOM**

BOARD MEMBERS PRESENT: Chairperson David Brandenburg, Vice Chairperson Mary Sinkus, Directors, Mike Abb, Jerre Barron, Jr., Sandy Fosdick, Jerry Hover, and Jan Simms.

BOARD MEMBERS BY ZOOM: None.

BOARD MEMBERS ABSENT: Directors Teah Bidwell, and David Whelchel.

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

OTHERS PRESENT: Chief Operating Officer Tom Judson, General Counsel Doug McCash, Corporate Secretary Tammie Loyd, Assistant Corporate Secretary Roxie Goines, one media, and three guests.

I. CALL TO ORDER

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

II. OPEN FORUM

There were no member comments.

III. LEGAL REVIEW

Mr. McCash stated several rulings were issued regarding the POA in the Macomber case. Once the rulings have been filed with the courts, he will be able to provide additional information on the outcome of the hearing.

IV. BOARD MEMBER REPLACEMENT

Chairperson Brandenburg announced the Board had interviewed candidates for the open seat on the Board. The Board chose Mike Abb to serve on the Board until the next election.

V. FIRE TRAINING LAND – EMINENT DOMAIN

Mr. Judson and Mr. McCash explained how the City of Bella Vista will exercise their right to use eminent domain in the acquisition of the common property at Chelsea Road and Tudor Drive where the Fire Training Center will be built. The city will pay the appraised price of \$110,000 for the purchase of the land.

VI. NOMINATIONS FOR THE RECREATION JOINT ADVISORY COMMITTEE

Chairperson Brandenburg presented the nominations of Scottie Smith and Denise Klinger from the Recreation Joint Advisory Committee for an initial three-year term.

VII. RECREATION AND LAKES COMMITTEES 2020 SPECIAL EVENTS

Mr. Judson stated that due to changes to Policy 3.04, a vote of the Board of Directors or Joint Advisory Committee for special events is required for the event to be approved. The Recreation and Lakes Joint Advisory Committees voted in favor of conducting the following special events for 2020: Cancer Challenge Trap Shoot Tournament, Youth Hunter Education Challenge, Paddleboard Kids Camp, Calling all Paws for the Dog Days of Summer, Weiner Takes All, BV Police Department Annual Night Out, BV Police Department Weapons Qualifications, Summer Swim Team, Christmas Bazaar, and Kids Fishing Derby. Additionally, some special events for 2020 were previously approved by a Joint Advisory Committee. Many of these events may not take place due to COVID-19.

VIII. EMERGENCY CAPITAL ITEMS – WATER DEPARTMENT

Mr. Judson explained that with the increased demand on the Water Department, replacement trailers and an additional vehicle is needed to adequately keep up with their workload. The Water Department is currently \$461,000 over budgeted EBITDA and is asking for \$91,000 to allow for the purchase of two trailers (\$21,000 each) and one one-ton 4x4 cab truck with hydraulic dump bed (\$49,000).

IX. OFFICER VOTE – TREASURER

Mr. Judson explained that the state requires officers, such as President, Vice President, Treasurer, and Corporate Secretary to be voted on by the Board. The Controller, Stacie Higgins will be taking on additional responsibilities from the former CFO position, therefore the Board will need to vote on a new Treasurer.

X. SIGNATORY CHANGE ON BANK ACCOUNT – POA RESOLUTION 2020-02

Chairperson Brandenburg stated that with the change of Treasurer and Chairman of the Board, new signatures need to be updated with our financial institution, requiring POA Resolution 2020-02

XI. UPDATE FROM THE RULES & REGULATIONS COMMITTEE ON POLICY 1.07

Vice Chairperson Sinkus stated the changes to Policy 1.07 will be presented to the Board for the first of two required readings. The policy under review can be found on our webpage at <https://bellavistapoa.com/governance/governing-documents/>.

XII. ANNOUNCEMENTS

- a. **Board of Directors Regular Session** – Thursday, July 23rd at 6:00 p.m. in the Boardroom at the Country Club.
- b. **Board of Directors GM Meeting** – Thursday, August 13th at 4:30 p.m. in the Boardroom at the Country Club. (CLOSED MEETING)
- c. **Board of Directors Work Session** – Thursday, August 20th at 9:00 a.m. in the Boardroom at the Country Club.
- d. **Board of Directors Regular Session** – Thursday, August 27th at 6:00 p.m. in the Boardroom at the Country Club.

XIII. ADJOURNMENT

Chairperson Brandenburg adjourned the meeting at 9:27 a.m.