

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

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

BOARD MEMBERS BY ZOOM: Vice Chairperson Mary Sinkus, Directors, Teah Bidwell, and Mike Abb.

BOARD MEMBERS ABSENT: Director David Whelchel.

BOARD MEMBER PROXIES: Chairperson Brandenburg held Director Whelchel'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 no 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. CHELSEA TRAILHEAD PROPOSAL

Mr. Judson stated that three additional trailheads were under consideration by the Trailblazers for development; only one is on POA property (West of Arthur Road on Chelsea). The Trailblazers would cover 100% of the cost of construction and the POA would see no increase in the maintenance costs that have already been agreed to. After discussion, the Board asked for Mr. McCash to draft a License Agreement for the Board to review before the Regular Session Board meeting.

IV. BUDGET TIMELINE

Chairperson Brandenburg presented the 2021 Budget Calendar timeline. There will be three budgets prepared, the Capital, Operating and Financial Budget. This timeline will be presented to the Board for a vote at the Regular Session Board Meeting in August.

V. BYLAWS, ARTICLE III – BOARD OF DIRECTORS: QUALIFICATIONS, NUMBER, TERM OF OFFICE, GOVERNING POWER, REMOVAL AND VACANCIES – FIRST OF TWO REQUIRED READINGS

Chairperson Brandenburg stated the Rules & Regulations Committee recommended by majority vote the presented changes to Bylaws, Article III. The proposed changes will be

voted on by the Board in their August Regular Session Meeting. This is the first of two required readings.

VI. POLICY 1.03 – GUIDELINES FOR ASSOCIATION COMMITTEES, AND POLICY 1.07 – BOARD MEETINGS – SECOND OF TWO REQUIRED READINGS

Chairperson Brandenburg stated the Rules & Regulations Committee recommended the presented changes to Policy 1.03 and Policy 1.07. The proposed changes will be voted on by the Board in their August Regular Session Meeting. This is the second of two required readings.

VII. ADDITIONAL CHANGES TO POLICY 1.03 – GUIDELINES FOR ASSOCIATION COMMITTEES – FIRST OF TWO REQUIRED READINGS

Chairperson Brandenburg stated the Board of Directors recommended the additional changes to Policy 1.03. The proposed changes were substantial enough to require a first of two required readings.

VIII. POLICY 1.03.2 – ELECTION COMMITTEE – SECOND OF TWO REQUIRED READINGS

Chairperson Brandenburg stated the Board voted on changes to nine policies or bylaws during their April Regular Session Board meeting. Of the nine amended policies or bylaws under consideration, eight were for a second reading, and one was for a first reading. Amended Policy 1.03.2 will be brought before the Board for a second of two required readings in August Regular Session Board Meeting.

IX. POLICIES 1.08, 3.01, 3.09, 6.02, 7.05, 8.02, 8.03, 8.03.1, 8.03.2, 8.04, 8.06, 8.08, 8.09, 8.10, 8.11, 8.13, AND 10.01 – FIRST OF TWO REQUIRED READINGS

Chairperson Brandenburg stated the Rules and Regulations Committee recommended the attached changes to Policies 1.08, 3.01, 3.09, 6.02, 7.05, 8.02, 8.03, 8.03.1, 8.03.2, 8.04, 8.06, 8.08, 8.09, 8.10, 8.11, 8.13, and 10.01. The word “Guideline” or “Guidelines” has been removed from each Policy. This is the first of two required readings.

X. POLICIES 1.03.6, 7.04, 8.15, AND 9.01 – FIRST OF TWO REQUIRED READINGS

Chairperson Brandenburg stated the Rules and Regulations Committee recommended the attached changes to Policies 1.03.6, 7.04, 8.15, and 9.01. The word “Guideline” or “Guidelines” has been removed from each policy and has been replaced with either “Rules”, “Objectives”, or “Procedure”. This is the first of two required readings.

XI. POLICY 9.03 – FIRST OF TWO REQUIRED READINGS

Chairperson Brandenburg stated the Rules and Regulations Committee and the Board of Directors recommended the attached changes to Policy 9.03. The word “Guidelines” has been removed and/or replaced with “Procedure”. “Community Involvement” has also been removed from the policy. This is the first of two required readings.

XII. PICKLEBALL COURT PROPOSAL

Mr. Judson stated that management is proposing four additional pickleball courts at a cost of \$61,000, with the construction of the base of the courts be completed in 2020 at a cost of \$34,000. The remaining work will be completed in 2021, with \$27,000 of the total expense hitting in 2021.

XIII. REQUEST TO USE COMMON PROPERTY FOR A SEPTIC SYSTEM – (BOARD VOTE)

Mr. Judson stated the property owners at 54 Magrath Circle are building a new home. Originally the septic system was to be built in the corner of the lot, but it was recently discovered this would not work. The property owners have request the POA allow the septic line to traverse across a narrow strip of common property to place the septic field on their unimproved lot directly behind their house. Policy 8.03 allows the Board to permit the use of common property for a septic system, but the Policy references a “leach field failure”. In this instance, the leach field did not fail, it is a new construction. General Counsel has reviewed the situation and feels Policy 8.03 can still be used to allow the owner to run the septic pipe across common property, because the original plan failed upon re-inspection. The property owner is concerned this issue could cause a delay in the construction of their home and has requested the Board to take a vote as soon as reasonably possible.

Director Bidwell made a motion authorizing the owners of 54 Magrath Circle to use common property for their septic system, with the understanding that the septic field would be located on their unimproved lot and that the septic field would be of a sufficient size for their home. Director Barron seconded. After discussion, the Board voted unanimously in favor of the motion. (It is noted that Director Simms had to leave the meeting before the vote and did not leave a proxy.)

XIV. TRIPLEX GREENS MOWERS – CAPITAL EXPENDITURE REQUEST

Mr. Judson stated that in December, the POA will have an opportunity to purchase two of their Triplex Greens Mowers that are coming off lease. These Triplexes are in good working order and will continue to be in services for as many as 10 more years. In order to purchase them, the Board would need to approve a total capital expenditure of \$25,267.73, to be expended in December.

XV. ANNOUNCEMENTS

- a. **Board of Directors Regular Session** – Thursday, August 27th at 6:00 p.m. in the Boardroom at the Country Club.
- b. **Rules & Regulations Committee Meeting** – Tuesday, September 1st at 4:00 p.m. in the Boardroom at the Country Club.
- c. **Board of Directors GM Meeting** – Thursday, September 10th at 4:30 p.m. in the Boardroom at the Country Club.
- d. **Board of Directors Work Session** – Thursday, September 17th at 9:00 a.m. in the Boardroom at the Country Club.
- e. **Board of Directors Regular Session** – Thursday, September 24th at 6:00 p.m. in the Boardroom at the Country Club.

XVI. ADJOURNMENT

Chairperson Brandenburg adjourned the meeting at 10:38 a.m.