

**BELLA VISTA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING (WORK SESSION)
SEPTEMBER 17, 2020 ° 9:00 A.M. ° COUNTRY CLUB BOARD ROOM**

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

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

BOARD MEMBERS ABSENT: Director Janice Simms.

BOARD MEMBER PROXIES: None.

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

I. CALL TO ORDER

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

II. UPDATES OR CHANGES TO THE AGENDA

There were no updates or changes to the agenda.

III. OPEN FORUM

There were no member comments.

IV. BOARD OR MANAGEMENT RESPONSE TO OPEN FORUM

There were no member comments for response.

V. FIRST READING OF BYLAWS, ARTICLE VII – ASSOCIATION OFFICERS AND MANAGEMENT: QUALIFICATIONS, POWERS, AND DUTIES.

Chairperson Brandenburg stated the Rules and Regulations Committee recommended the noted changes to Bylaws, Article VII. The proposed changes will be voted on by the Board in their September Regular Session Meeting. This is the first of two required readings.

VI. FIRST READING OF POLICY 2.05 – REGULATION OF COMMON PROPERTY - HUNTING

Chairperson Brandenburg stated the Rules and Regulations Committee recommended the noted changes to Policy 2.05. The proposed changes will be voted on by the Board in their September Regular Session Meeting. This is the first of two required readings.

VII. FIRST READING POLICY 9.04 – BOARD ELECTION AND POLITICAL CANDIDATES/USE OF FACILITIES

Chairperson Brandenburg stated the Rules and Regulations Committee recommended the noted changes to Policy 9.04. Director Fosdick motioned to amend the wording to include “nor volunteers”. Director Hover seconded. After discussion, the motion failed 3 to 5, with Chairperson Brandenburg, Vice Chair Sinkus, Directors Barron, Bidwell and Whelchel opposing.

The Board asked the Rules & Regulations Committee to review Policy 9.04 and present any changes to the Board at the September Regular Session Board Meeting. The proposed changes will be voted on by the Board in their September Regular Session Meeting. This is the first of two required readings.

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

Chairperson Brandenburg stated the Rules & Regulations Committee recommended the presented changes to Bylaws, Article III. The proposed changes will be voted on by the Board in their September Regular Session Meeting. This is the second of two required readings.

IX. POLICY 1.03 – GUIDELINES FOR ASSOCIATION COMMITTEES – SECOND OF TWO REQUIRED READINGS

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

X. 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 – SECOND 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. The proposed changes will be voted on by the Board in their September Regular Session Meeting. This is the second of two required readings.

XI. POLICIES 1.03.6, 7.04, 8.15, AND 9.01 – SECOND 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”. The proposed changes will be voted on by the Board in their September Regular Session Meeting. This is the second of two required readings.

XII. POLICY 9.03 – VOLUNTEERISM - SECOND 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.

The Board asked the Rules and Regulations Committee to consider additional changes to Policy 9.03 and present to the Board at their September Regular Session Board Meeting.

XIII. ANNOUNCEMENTS

- a. **Board of Directors Regular Session** – Thursday, September 24th, at 6:00 p.m. in the Boardroom at the Country Club.
- b. **Board of Directors GM Meeting** – Tuesday, October 6th, at 4:00 p.m. in the Boardroom at the Country Club. (NOTE DATE CHANGE) (CLOSED MEETING)
- c. **Board of Directors Work Session** – Thursday, October 15th, at 9:00 a.m. in the Boardroom at the Country Club.
- d. **Board of Directors Regular Session** – Thursday, October 22nd, at 6:00 p.m. in the Boardroom at the Country Club.

XIV. ADJOURNMENT

Chairperson Brandenburg adjourned the meeting at 9:31 a.m.