

**BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING - (REGULAR SESSION)
OCTOBER 22, 2020 6:00 p.m. BOARD ROOM AT THE COUNTRY CLUB**

BOARD MEMBERS PRESENT: Chairperson David Brandenburg, Vice Chairperson Mary Sinkus, Directors Jerry Hover, Jan Simms and David Whelchel.

BOARD MEMBERS PRESENT VIA ZOOM: Directors Mike Abb, and Sandy Fosdick.

BOARD MEMBERS ABSENT: Directors Jerre Barron, Jr., and Teah Bidwell.

BOARD MEMBER PROXY: Chairperson Brandenburg held Jerre Barron, Jr.'s unstipulated proxy, and Director Fosdick held Director Bidwell's stipulated proxy.

OTHERS PRESENT: Chief Operating Officer Tom Judson, General Counsel Doug McCash, Treasurer Stacie Higgins, and Corporate Secretary Tammie Loyd, ten members, and 6 media representatives.

I. CALL TO ORDER

Chairperson Brandenburg called the meeting to order at 6:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. CHANGES OR ADDITIONS TO THE AGENDA

There were no changes or additions to the agenda.

IV. CELEBRATING SUCCESS

Mr. McCash and Rick Echols presented Lee Kroencke with a Celebrating Success for his quick-mindedness and action when he observed a member had fallen. Mr. Kroencke helped him to his feet and made sure he made it safely to his car.

Mr. McCash and Mr. Judson presented Scott Hanson with a Celebrating Success for his outstanding contribution to his job and the community. Mr. Hanson noticed that a popular tree that is decorated by the community was going to be taken down due to the Metfield Connector installation. Mr. Hanson coordinated an effort that relocated the tree to allow our community the opportunity to continue to enjoy this local tradition.

V. APPROVAL OF MINUTES (BOARD VOTE)

Chairperson Brandenburg called for a motion to approve the minutes from the September 24, 2020, Regular Session Board Meeting. Vice Chair Sinkus motioned to approve the Board of Directors Regular Session Board Meeting minutes. Director Simms seconded. There was no discussion. The motion passed unanimously.

Chairperson Brandenburg called for a motion to approve the minutes from the October 15, 2020, Work Session Board Meeting. Director Abb motioned to approve the Board of

Directors Work Session minutes. Vice Chair Sinkus seconded. There was no discussion. The motion passed unanimously.

VI. JOINT ADVISORY COMMITTEE REPORTS

Lakes JAC Member, Arell Wasson stated that Lake Rayburn will begin drawdown on November 9, 2020. He also stated the Lakes JAC members were pleased with the diligent work of the Lakes and Park Rangers on upholding the spirit of the 2020 Plan. He also stated the second Wake Boat Study was complete and that the Committee considers the issue closed.

Recreation JAC Chair, Chris Stockman spoke regarding the amenity reports from the October Recreation JAC Meeting. He stated the recreation amenities are in good condition and items that need attention were sent to the appropriate staff members. Capital recommendations from the committee were given to the staff in the October meeting.

Golf JAC Chair, Jason Loyd stated that golf rounds continued to trend upward as well as buckets of balls at the practice ranges. He also congratulated Wendy Barnes for her work and dedication for the final Audubon Certification at Berksdale South. Finally, with the dry conditions, the Golf JAC is looking at recommendations for keeping our fairways playable throughout the winter months with increased cart traffic.

VII. FINANCIAL REPORT

Stacie Higgins reported on the September 2020 financials. The financial reports are located at <https://bellavistapoa.com/governance/financials/>.

VIII. RESTAURANTS REVIEW BY TOMMY LEE

Mr. Lee presented the year in sales for both BV Bar & Grill and Lakepoint. Both restaurants began the year strong, but both were affected by COVID restrictions and shut-downs. With rapid response, and strict adherence to Directives set forth by the State of Arkansas, both restaurants are trending back to where they began the year.

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

a) Corporate Secretary, Tammie Loyd read a letter from Steve McKee regarding the Lake and Park Rangers' efforts in removing non-members from the lakes and parks and a petition that he circulated regarding keeping our lakes private.

X. RESPONSE TO OPEN FORUM

a) Mr. Judson thanked Mr. McKee for acknowledging the dedication from our Lakes and Parks Rangers in removing non-members from our properties and the fact the POA is fulfilling the commitments made in the 2020 Plan. As the 2020 Plan stipulated, in advance, a few exceptions, such as the Cancer Challenge, must go through a rigorous approval process to ensure there is no abuse. Mr. Judson also stated that he is concerned the 700 POA Members that signed Mr. McKee's petition may not have all the facts. Mr.

Judson requested the list to verify membership as well as being able to provide all facts regarding their concerns.

OLD BUSINESS

NEW BUSINESS

XI. BOATING REGULATIONS CHANGES (BOARD VOTE)

Mr. Judson highlighted the changes made by the Lakes Joint Advisory Committee to the Boating Regulations. After review, Vice Chair Sinkus motioned to approve the changes as presented by the Lakes JAC. Director Whelchel seconded. There was no discussion. The motion passed unanimously. These changes will go into effect for the 2021 Boating Season.

XII. SECOND READING OF BYLAWS, ARTICLE VII – ASSOCIATION OFFICERS AND MANAGEMENT: QUALIFICATIONS, POWERS, AND DUTIES (BOARD VOTE)

Chairperson Brandenburg called for a motion regarding Bylaws, Article VII. Director Simms motioned to approve the Rules and Regulations Committee recommended changes to Bylaws, Article VII as noted in the attached document. This is the second of two required readings. Director Fosdick seconded. There was no discussion. The motion passed unanimously.

XIII. SECOND READING OF POLICY 1.04 – JOINT ADVISORY COMMITTEES (BOARD VOTE)

Chairperson Brandenburg called for a motion regarding Policy 1.04. Vice Chair Sinkus motioned to approve the Rules and Regulations Committee recommended changes to Policy 1.04 as noted in the attached document. This is the second of two required readings. Director Fosdick seconded. After discussion, the motion passed unanimously.

XIV. SECOND READING OF POLICY 2.05 – REGULATION OF COMMON PROPERTY – HUNTING (BOARD VOTE)

Chairperson Brandenburg called for a motion regarding Policy 2.05. Director Whelchel motioned to approve the Rules and Regulations Committee recommended changes to Policy 2.05 as noted in the attached document. This is the second of two required readings. Vice Chair Sinkus seconded. After discussion, the motion passed 8-1, with Director Hover opposing. Mr. Judson stated that the hunting regulations would go into effect next year, since the current hunting season is already underway.

XV. SECOND READING OF POLICY 3.04 – GUEST POLICIES (BOARD VOTE)

Chairperson Brandenburg called for a motion regarding Policy 3.04. Director Fosdick motioned to approve the Rules and Regulations Committee recommended changes to Policy 3.04 as noted in the attached document. This is the second of two required readings. Director Whelchel seconded. After discussion, the motion failed 4-5, with Chairperson Brandenburg, Vice Chair Sinkus, and Directors Barron, Bidwell and Simms opposing.

XVI. SECOND READING OF POLICY 9.04 – BOARD ELECTION AND POLITICAL CANDIDATES/USE OF FACILITIES (BOARD VOTE)

Chairperson Brandenburg called for a motion regarding Policy 9.04. Director Simms motioned to approve the Rules and Regulations Committee recommended changes to Policy 9.04 as noted in the attached document. This is the second of two required readings. Vice Chair Sinkus seconded. After discussion, the motion passed 7-2, with Directors Fosdick and Hover opposing.

XVII. ANNOUNCEMENTS:

- a) **Board of Directors GM Meeting** – Thursday, November 5th, at 9:00 a.m. in the Boardroom at the Country Club. (NOTE DATE CHANGE) (CLOSED MEETING)
- b) **Recreation Joint Advisory Committee Meeting** – Monday, November 9th, at 4:00 p.m. in the Boardroom at the Country Club, and via Zoom.
- c) **Golf Joint Advisory Committee Meeting** – Wednesday, November 11th, at 8:30 a.m. in the Boardroom at the Country Club, and via Zoom.
- d) **Lakes Joint Advisory Committee Meeting – Canceled November Meeting.**
- e) **Board of Directors Work Session – Community Budget Presentation** – Thursday, November 12th, at 6:00 p.m. in the Boardroom at the Country Club. (NOTE DATE AND TIME CHANGE)
- f) **Board of Directors Regular Session** – Thursday, November 19th, at 6:00 p.m. in the Boardroom at the Country Club. (NOTE DATE CHANGE)
- g) **Board of Directors GM Meeting** – Thursday, December 3rd, at 4:00 p.m. in the Boardroom at the Country Club. (NOTE DATE CHANGE) (CLOSED MEETING)
- h) **Golf Joint Advisory Committee Meeting** – Wednesday, December 9th, at 8:30 a.m. in the Boardroom at the Country Club, and via Zoom.
- i) **Lakes Joint Advisory Committee Meeting** – Wednesday, December 9th, at 2:00 p.m. in the Boardroom at the Country Club, and via Zoom.
- j) **Board of Directors Work Session** – Thursday, December 10th, at 9:00 a.m. in the Boardroom at the Country Club. (NOTE DATE CHANGE)
- k) **Recreation Joint Advisory Committee Meeting** – Monday December 14th, at 4:00 p.m. in the Boardroom at the Country Club, and via Zoom.
- l) **Board of Directors Regular Session** – Thursday, December 17th, at 6:00 p.m. in the Boardroom at the Country Club. (NOTE DATE CHANGE)

XVIII. ADJOURNMENT

Chairperson Brandenburg adjourned the meeting at 7:07 p.m.

Submitted:

Approved:

Tammie Loyd, Corporate Secretary

David Brandenburg, Board Chairperson