

**BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING - (REGULAR SESSION)  
NOVEMBER 19, 2020 6:00 p.m. BOARD ROOM AT THE COUNTRY CLUB**

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

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

**BOARD MEMBERS ABSENT:** Director David Whelchel.

**BOARD MEMBER PROXY:** Chairperson Brandenburg held Director Whelchel's unstipulated proxy.

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

**I. CALL TO ORDER**

Chairperson Brandenburg called the meeting to order at 6:02 p.m.

**II. PLEDGE OF ALLEGIANCE**

**III. CHANGES OR ADDITIONS TO THE AGENDA**

The Fee Schedule vote will be added to the agenda after the budget.

**IV. CELEBRATING SUCCESS**

Charlie Holt presented Kelby Martin with a Celebrating Success Award for his willingness to go above and beyond by stepping outside his normal duties. Kelby has aspired to be an equipment operator and crew leader during his 6-year tenure with the water department. Recently, he was allowed the opportunity to step in and lead a crew. Kelby willingly stepped up to the challenge and exceeded expectations when leading a crew during this busy, and short-handed season.

Joan Glubczynski presented Johnny Schraeder and Jay Rouse with a Celebrating Success Award for their outstanding contribution and hard work for the Not So Haunted Woods Drive Thru event. They upcycled old wood and supplies to help save on expenses as well as dedicating themselves to the event to make sure it was a success for the team and our members.

**V. APPROVAL OF MINUTES (BOARD VOTE)**

Chairperson Brandenburg called for a motion to approve the minutes from the October 22, 2020, Regular Session Board Meeting. Director Barron motioned to approve the Board of

Directors Regular Session Board Meeting minutes. Director Fosdick seconded. There was no discussion. The motion passed unanimously.

Chairperson Brandenburg called for a motion to approve the minutes from the November 12, 2020, Working Session Board Meeting. Vice Chair Sinkus motioned to approve the Board of Directors Working Session minutes. Director Simms seconded. There was no discussion. The motion passed unanimously.

## **VI. JOINT ADVISORY COMMITTEE REPORTS**

Recreation JAC Chair, Chris Stockman reviewed the Amenity Reports and the highlights from the meeting. All amenity reports and minutes from the meeting can be found on the POA's website, [www.bellavistapoa.com/governance/committees](http://www.bellavistapoa.com/governance/committees).

Mr. Judson spoke on behalf of the Golf JAC. He stated that rounds continue to be up, tee times will continue through the winter and the 2021 tournament schedule is currently being worked on and will be announced soon. There will be no meeting in December. The next Golf JAC meeting will be held January 13, 2021. All course, rounds reports and minutes from the meeting can be found on the POA's website, [www.bellavistapoa.com/governance/committees](http://www.bellavistapoa.com/governance/committees).

The Lakes JAC November 2020 meeting was canceled. Their next meeting is Wednesday, December 9<sup>th</sup> in the Boardroom at the Country Club.

## **VII. FINANCIAL REPORT**

Controller Stacie Higgins presented the preliminary financial reports. Once the financials are complete, they will be available on our website at: <https://bellavistapoa.com/governance/financials/>.

## **VIII. OPEN FORUM – PROPERTY OWNER COMMENTS LIMITED TO 3 MINUTES**

a) Mr. Jack Bartlett wrote a letter regarding the revision of Bylaws, Article III and his concern about Mr. McKee not being allowed to run for the 2021-2022 Board of Directors, if he so chooses.

## **IX. RESPONSE TO OPEN FORUM**

a) Mr. Judson responded to Mr. Bartlett stating that the United States Constitution governs federal laws and actions taken by governmental officials. It does not govern actions or policies taken by a private entity such as the POA. The POA's Bylaws applies to all members of the POA, without exception. The Bylaws are reasonable and appropriate.

## **NEW BUSINESS**

### **X. 2021 BUDGET PRESENTATION AND FEE SCHEDULE (BOARD VOTE)**

Mr. Judson gave a brief recap of the proposed 2021 Operating, Capital, and Cashflow Budget. The full presentation is available on our website at: <https://bellavistapoa.com/governance/financials/>.

Vice Chair Sinkus motioned to approve the 2021 Operating, Capital, and Cashflow Budgets as presented. Director Abb seconded. After discussion, the motion passed 8 to 1, with Director Hover opposing.

Mr. Judson stated the 2021 Fee Schedule continues to uphold the promises from the 2020 Plan. The only changes made were to Guest Camping Fees and Water Fees that were impacted by the 1% City of Bella Vista sales tax increase. Director Simms motioned to approve the 2021 Fee Schedule as presented. Vice Chair Sinkus seconded. After discussion, the motion passed unanimously.

**XI. HWY 340 BRIDGE WATER MAIN RELOCATION PROJECT (BOARD VOTE)**

Chairperson Brandenburg spoke to the State's planned renovation of the bridge on Highway 340 and the relocation of our water main, which is currently attached to the bridge. Unfortunately, due to COVID related cost increases, the project has increased significantly from \$375,000 to \$498,000. This includes a 5% contingency, and this will be a Water Department capital project.

Director Bidwell motioned to approve the change to the Water Department capital project from \$375,000 to \$498,000 for the Hwy 340 Bridge Water Main Relocation, recognizing that we received six bids for the project and selected the lowest bidder. Director Barron seconded. There was no discussion. The motion passed unanimously.

**XII. PROPOSED PURCHASE OF LAND FROM COOPER (BOARD VOTE)**

Mr. Judson stated that management is interested in purchasing two parcels of land from Cooper. The Lake Ann boat launch and dock property and the parcel adjacent to the water tower at Trafalgar and Lancashire. With the tremendous amount of growth on the east side of our community, the Water Department feels it is critical to acquire this parcel for future expansion of services in this area. Management offered Cooper \$69,500 for both parcels and they accepted the offer, with the contingencies that the POA Board must approve the purchases, Cooper will split the lot for the Lake Ann boat launch area and the Trafalgar and Lancashire water tower site will need to be rezoned for commercial use.

Director Barron made a motion granting Management the authority to acquire a parcel of land at Trafalgar/Lancashire and a small parcel on Lake Ann from CCI, with the full appraised value of \$69,500 paid for the Trafalgar parcel and \$1 paid for the Lake Ann parcel, with the Trafalgar parcel having the contingency of needing to be rezoned from Residential to Commercial and the Lake Ann parcel having the contingency of requiring a lot split. Director Simms seconded. There was no discussion. The motion passed unanimously.

**XIII. ANNOUNCEMENTS**

- a. **Board of Directors GM Meeting** – Thursday, December 3<sup>rd</sup>, at 4:00 p.m. in the Boardroom at the Country Club. **(NOTE DATE CHANGE) (CLOSED MEETING)**
- b. **Golf Joint Advisory Committee Meeting** – December meeting **CANCELED.**
- c. **Lakes Joint Advisory Committee Meeting** – Wednesday, December 9<sup>th</sup>, at 2:00 p.m. in the Boardroom at the Country Club.

- d. **Board of Directors Work Session** – Thursday, December 10<sup>th</sup>, at 9:00 a.m. in the Boardroom at the Country Club. (NOTE DATE CHANGE)
- e. **Recreation Joint Advisory Committee Meeting** – Monday, December 14<sup>th</sup>, at 4:00 p.m., Zoom and Facebook Live only.
- f. **Board of Directors Regular Session** – Thursday, December 17<sup>th</sup>, at 6:00 p.m. in the Boardroom at the Country Club. (NOTE DATE CHANGE)

**XIV. ADJOURNMENT**

Chairperson Brandenburg adjourned the meeting at 7:02 p.m.

Submitted:

Approved:

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Tammie Loyd, Corporate Secretary

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David Brandenburg, Board Chairperson