

BELLA VISTA VILLAGE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING - (REGULAR SESSION)
JANUARY 28, 2021 6:00 p.m. VIA ZOOM

BOARD MEMBERS PRESENT: Chairperson David Brandenburg, Vice-Chairperson Mary Sinkus, and Directors Mike Abb, Teah Bidwell, Sandy Fosdick, Jerry Hover, Jan Simms, and David Whelchel.

BOARD MEMBERS ABSENT: Director Jerre Barron, Jr.

BOARD MEMBER PROXY: Director Bidwell held Director Barron's stipulated proxy.

OTHERS PRESENT: Chief Operating Officer Tom Judson, General Counsel Doug McCash, Treasurer Stacie Higgins, Corporate Secretary Tammie Loyd, and Tom Throne, Election Committee Chair.

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. Judson commended the Member Services team members at the Huntley and Metfield location for their outstanding work in overcoming the hurdles of the pandemic restrictions. The Member Services Team sprang into action and created new ways to continue serving our membership with excellence. We want to thank the entire team for setting the example for overcoming hurdles, pulling together, and achieving success.

V. BELLA VISTA COUNTRY CLUB – NATIONAL REGISTER OF HISTORIC PLACES

Mr. Judson announced the Bella Vista Country Club building has been designated on The National Register of Historic Places. This national program coordinates and supports public and private efforts to identify, evaluate, and protect America's historic and archeological resources. The Country Club architect is E. Fay Jones, an established Pine Bluff, Arkansas architect who worked as an understudy for Frank Lloyd Wright. From the POA's Marketing Department, Judy Griffin coordinated and led the effort to add the Country Club to the National Registry of Historic Places.

VI. "STATE OF THE POA" – COMMENTS FROM CHAIRPERSON BRANDENBURG

Chairperson Brandenburg provided a "State of the POA (Property Owners Association)" address and congratulated the POA and its staff for overcoming the challenges of an exceedingly difficult year, while still achieving many significant accomplishments.

VII. APPROVAL OF MINUTES (BOARD VOTE)

Chairperson Brandenburg called for a motion to approve the minutes from the December 17, 2020, Regular Session Board Meeting. Vice-Chair Sinkus motioned to approve the Board of Directors Regular Session Board Meeting minutes. Director Bidwell seconded. There was no discussion. The motion passed 8-0.

Chairperson Brandenburg called for a motion to approve the minutes from January 21, 2021, Working Session Board Meeting. Director Whelchel motioned to approve the Board of Directors' Working Session minutes. Vice-Chair Sinkus seconded. After discussion, Director Bidwell motioned to amend the adjournment time to 9:10 a.m. Director Whelchel seconded. The motion to amend the adjournment time passed 8-0. There was no further discussion. The motion to approve the minutes as amended passed 8-0.

VIII. JOINT ADVISORY COMMITTEE REPORTS

For a full report of their meeting, please visit our web page, <https://bellavistapoa.com/governance/committees/>.

Mr. Judson stated the Lakes JAC discussed the ongoing drawdown of Lake Rayburn. The Lake Ann sinkhole has been evaluated, and a plan of action for repair should be available near the end of February. He also stated the committee voted to approve several special events in 2021. Upcoming for the Lakes JAC will be jug line and limb fishing discussions.

Mr. Judson stated the Recreation JAC discussed the ongoing work at the pickleball courts, the deck at Kingsdale pool, the dog park, and greenway construction. The committee also voted to approve several special events in 2021.

Mr. Judson stated the Golf JAC discussed the changes made to the dress code are to keep with the current trend in golf fashion. Golf rounds and range ball usage continue to be on the rise for the year. The APT/WAPT tournament will take place in June of 2021, and the Junior Golf Tournament will be held in September of 2021.

IX. MY BELLA VISTA APP PRESENTATION

Mr. Judson introduced the Bella Vista App. This is the first version and will continually evolve to adapt to our members' changing needs. You can download the app by searching My Bella Vista in the search bar of your App Store.

X. FINANCIAL REPORT

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

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

a) There were no member comments or emails.

XII. RESPONSE TO OPEN FORUM

a) There were no member comments for a response.

NEW BUSINESS

XIII. PROPOSED CHANGES TO BYLAWS, ARTICLE V, SECTION 2 – BOARD OF DIRECTORS: NOMINATION AND ELECTION OF MEMBERS (SECOND OF TWO REQUIRED READINGS) (BOARD VOTE)

Chairperson Brandenburg stated the proposed changes to Bylaws, Article V, Section 2, as recommended by the Rules and Regulations Committee, clarifies instances when more than three vacancies on the Board of Directors must be filled.

Director Bidwell motioned to approve the changes made to Bylaws, Article V, Section 2, as noted. This is the second of two required readings. Director Abb seconded. There was no discussion. The motion passed unanimously.

XIV. ELECTION COMMITTEE. BOARD CANDIDATE ANNOUNCEMENT AND LOTTERY DRAWING

Mr. Judson introduced Mr. Tom Throne, Chairperson of the Election Committee, for the Board Candidate Announcement and Lottery Drawing.

Committee Chair Throne announced there were seventeen requests for Board Candidate Packets, and eight members turned in their packets. Of the eight packets turned in, the Election Committee determined that Steve McKee was not eligible to run for a seat at this time due to Bylaws, Article III, Section I. After much discussion, Joy Sawyer was determined to be ineligible to run for a seat since her packet was received after the deadline.

The Election Committee certified the following five candidates for the 2021 Board of Directors Election, listed in ballot order: Daniel T. Berghamer, Mike Abb, JB Portillo, Jan Hagan, and Jackie Gain.

XV. POLICY 8.03 – WAIVER REQUEST – CANNICH DRIVE. (BOARD VOTE)

Chairperson Brandenburg explained that a property owner would like to build a home on one lot and traverse common property to use the second lot as a septic field.

Vice-Chair Sinkus motioned to approve the Policy 8.03 waiver requested from the owner of lots 27 and 28 on Cannich Drive, allowing the owner to traverse common property for their septic system, with the leach field located on either of the two lots, but the leach field will not be located on common property. Director Whelchel seconded. After discussion, the motion passed unanimously.

XVI. APPOINTMENT OF CORPORATE OFFICERS (BOARD VOTE)

Chairperson Brandenburg explained that Corporate officers are appointed by the Board for one (1) year terms unless an interim Corporate officer is needed. Corporate officers, President, Vice President, Treasurer, Secretary and Assistant Secretary, will be appointed at the first public meeting of the Board in January of each year.

Vice-Chair Sinkus motioned to appoint Tom Judson as President, Doug McCash as Vice President, Tammie Loyd as Secretary, Roxie Goines as Assistant Secretary, and Stacie Higgins as Treasurer. Director Bidwell seconded. There was no discussion. The motion unanimously.

XVII. ANNOUNCEMENTS

- a. Recreation JAC Meeting – Monday, February 8th at 4:00 p.m. via Zoom.
- b. Golf JAC Meeting – Wednesday, February 10th at 8:30 a.m. via Zoom.
- c. Lakes JAC Meeting – Wednesday, February 10th at 2:00 p.m. via Zoom.
- d. Board of Directors GM Meeting – Thursday, February 11th at 4:00 p.m. via Zoom. (CLOSED MEETING)
- e. Board of Directors Work Session – Thursday, February 18th at 9:00 a.m. via Zoom.
- f. Board of Directors Regular Session – Thursday, February 25th at 6:00 p.m. via Zoom.

XVIII. ADJOURNMENT

Chairperson Brandenburg called for a motion to adjourn the meeting. Director Welchel motioned. Director Abb seconded. There was no discussion. The motion passed unanimously. The meeting adjourned at 6:47 p.m.

Submitted:

Approved:

Tammie Loyd, Corporate Secretary

David Brandenburg, Board Chairperson