

**BELLA VISTA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING (WORK SESSION)
FEBRUARY 18, 2021 ° 9:00 A.M. ° VIA ZOOM**

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

BOARD MEMBERS ABSENT: None.

BOARD MEMBER PROXIES: None.

OTHERS PRESENT: Chief Operating Officer Tom Judson, General Counsel Doug McCash, Treasurer Stacie Higgins, Corporate Secretary Tammie Loyd, and Mr. Mike Taggart.

I. CALL TO ORDER

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

II. OPEN FORUM

Ms. Loyd read a letter from Jon and Beth Tracy, Rannoch Drive, asking the Board to reconsider the contract negotiations with Mr. Hudgins, owner of Papa Mike's.

III. BOARD OR MANAGEMENT RESPONSE

Mr. Brandenburg replied to the letter by stating that the POA was in the process of negotiating the status of his lease. As with other vendors, details are not openly discussed with the public. With a tremendous amount of information being shared that is confusing or conflicting, we ask for patience as we negotiate an agreement between both parties.

IV. CAPITAL PROJECTS – LAKES & PARKS AND FISHERIES DEPARTMENT VEHICLES.

Mr. Judson stated that instead of purchasing used trucks with excessive-high mileage, we propose two new base model ½ ton quad pickup trucks at a combined total cost of \$52,600 (tax and fees included). If approved, this would increase the combined purchases by \$12,600. The Board will vote on this capital project at the February 25th Regular Session Board Meeting.

V. COMMON PROPERTY LICENSING AGREEMENT – PARKING LOT

Mr. Judson stated 12th Street, LLC has approached the POA requesting we enter into a license agreement to use the abandoned parking lot owned by the POA at the Dartmoor Road and Veterans Way. There are extensive deed restrictions on the parcel that limit land use. The Board will vote on this licensing agreement at the February 25th Regular Session Board Meeting.

VI. POLICY 8.03 – PROCESS AND DOCUMENTATION REQUIRED TO SUPPORT A REQUEST FOR THE USE OF COMMON PROPERTY AS A RESULT OF A SEPTIC SYSTEM LEACH FIELD FAILURE – FIRST OF TWO REQUIRED READINGS.

Mr. Judson stated that the Board gave recommendations to modify Policy 8.03 to provide further clarification to the process for identifying what is and is not acceptable in utilizing common property. The Board will vote on this proposed policy change at the February 25th Regular Session Board Meeting.

VII. RECREATION JOINT ADVISORY COMMITTEE NOMINATION

Mr. Judson stated the Recreation Joint Advisory Committee has voted to recommend Denise Klinger for a 3-year term to their committee. The Board will vote on this nomination at the February 25th Regular Session Board Meeting.

VIII. ANNOUNCEMENTS

- a. **Board of Directors Regular Session** – Thursday, February 25th, at 6:00 p.m. via Zoom.
- b. **Recreation Joint Advisory Committee Meeting** – Monday, March 8th, at 4:00 p.m. via Zoom.
- c. **Golf Joint Advisory Committee Meeting** – Wednesday, March 10th, at 8:30 a.m. via Zoom.
- d. **Lakes Joint Advisory Committee Meeting** – Wednesday, March 10th, at 2:00 p.m. via Zoom.
- e. **Board of Directors GM Meeting** – Thursday, March 11th at 4:00 p.m. via Zoom. **(CLOSED MEETING)**
- f. **Meet the Candidate** – Tuesday, March 16th, at 6:00 p.m. via Zoom.
- g. **Board of Directors Work Session** – Thursday, March 18th at 9:00 a.m. via Zoom.
- h. **Board of Directors Regular Session** – Thursday, March 25th, at 6:00 p.m. via Zoom.

IX. ADJOURNMENT

Director Bidwell motioned to adjourn the meeting. Vice-Chair Sinkus seconded. The motion passed unanimously. The meeting adjourned the meeting at 9:37 a.m.