



Board of Directors Regular Meeting  
February 25, 2021 – 6:00 p.m.  
Via Zoom

**Agenda**

- I. Call to Order
- II. Pledge of Allegiance
- III. Celebrating Success
- IV. Approval of Minutes:
  - January 28, 2021 - Board of Directors Regular Meeting (**Board Vote**)
  - February 18, 2021 - Board Work Session Meeting (**Board Vote**)
- V. Executive Session Summary – February 15, 2021
  - The Board met to discuss the negotiation of the lease with Papa Mike’s. The Board voted 5-4 (Directors, Bidwell, Fosdick, Hover, and Simms dissented) to present two options to the operators of Papa Mike’s for their consideration. This vote was subsequently superseded by a vote taken on February 16<sup>th</sup>.
- VI. Executive Session Summary – February 16, 2021
  - The Board met for a second time to discuss the negotiation of the lease with Papa Mike’s. The Board voted 9-0 to present the operators of Papa Mike’s with two options, plus the authorization for Management to explore alternative options with the operators. An agreement was subsequently finalized by both parties on February 19, 2021 by an 8-1 email vote (Vice Chair Sinkus dissented).
- VII. Executive Session Summary – February 18, 2021
  - A property owner brought forth an Allegation of Misconduct against Chair Brandenburg, alleging Chair Brandenburg violated Bylaws Article III, Section 4. Governing Power. The Board voted 7-0 (Director Hover was absent) that the Allegation of Misconduct against Chair Brandenburg was without merit. Policy 6.02 I.3 and Policy 6.02 I.4. were referenced as the basis to reject the Allegation of Misconduct.

- VIII. Joint Advisory Committee Reports:
- Lakes
  - Recreation
  - Golf
- IX. Financial Reports. The Financial Reports will post on the POA's website, when they are available: <https://bellavistapoa.com/governance/financials/>
- X. Last Month's Open Forum Comments and Questions:
- a. There were no member comments or emails.
- XI. Open Forum – Property Owner Comments. Property owner comments. Comments are limited to three minutes per property owner.
- XII. Board or Management response to select Open Forum questions, comments, or concerns.
- XIII. Capital Projects – Lakes & Parks and Fisheries Department vehicles. **(Board Vote)**
- XIV. Common Property Licensing Agreement – Parking Lot. **(Board Vote)**
- XV. 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. **(Board Vote)**
- XVI. Recreation Committee Nomination **(Board Vote)**
- XVII. **ANNOUNCEMENTS:**
- **Recreation JAC Meeting** – Monday, March 8<sup>th</sup> at 4:00 p.m. via Zoom.
  - **Golf JAC Meeting** – Wednesday, March 10<sup>th</sup> at 8:30 a.m. via Zoom.
  - **Lakes JAC Meeting** – Wednesday, March 10<sup>th</sup> at 2:00 p.m. via Zoom.
  - **Board of Directors GM Meeting** – Thursday, March 11<sup>th</sup> at 4:00 p.m. via Zoom. (CLOSED MEETING)
  - **Meet the Candidate** – Tuesday, March 16<sup>th</sup> at 6:00 p.m. via Zoom.
  - **Board of Directors Work Session** – Thursday, March 18<sup>th</sup> at 9:00 a.m. via Zoom.
  - **Board of Directors Regular Session** – Thursday, March 25<sup>th</sup> at 6:00 p.m. via Zoom.
- XVIII. Adjournment