

**BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING - (REGULAR SESSION)
FEBRUARY 25, 2021 6:00 p.m. VIA ZOOM**

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

BOARD MEMBERS ABSENT: None.

BOARD MEMBER PROXY: None.

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

I. CALL TO ORDER

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

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES (BOARD VOTE)

Chairperson Brandenburg called for a motion to approve the minutes from the January 28, 2021, Regular Session Board Meeting. Vice-Chair Sinkus motioned to approve the Board of Directors Regular Session Board Meeting minutes. Director Barron seconded. There was no discussion. The motion passed unanimously.

Chairperson Brandenburg called for a motion to approve the minutes from February 18, 2021, Working Session Board Meeting. Director Barron motioned to approve the Board of Directors' Working Session minutes. Director Abb seconded. There was discussion. The motion passed unanimously.

IV. 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 This vote was subsequently superseded by a vote taken on February 16th.

V. 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).

VI. 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.

VII. CELEBRATING SUCCESS

Mr. Judson stated that Angie Carlin, a bartender at BV Bar & Grill that our customers absolutely love has been nominated for a Celebrating Success Award. She is always receiving complimentary reviews regarding her service and attitude. Angie creates an atmosphere like “Cheers,” where everyone feels welcome and special. She is a great ambassador for the POA (Property Owners Association) and BV Bar & Grill.

Mr. Judson stated that Trey Anson is receiving a Celebrating Success Award for his attitude and service to our Members. Trey recently visited a Member’s home regarding an issue with the trails. When Trey was speaking with the Member, he noticed his kitchen sink needed repair. Trey took it upon himself to help the Member repair his sink and restore the area to its original condition without being asked for help.

VIII. JOINT ADVISORY COMMITTEE REPORTS

To review the minutes of each Joint Advisory Committee’s 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 and the ongoing discussion regarding the jug line and limb fishing.

Mr. Judson shared that the Recreation JAC stated that all amenities were in great shape, the Blowing Springs Connector is on-target to be complete in May and the Kingsdale pool repairs, Branchwood pickleball courts and mini-golf at Kingsdale are coming along and will be complete soon.

Mr. Judson stated the Golf JAC discussed the Audubon International certification at Berksdale, which is only one of two courses to receive that designation in the state. Golf rounds and range ball usage continue to be on the rise, and the APT/WAPT tournament planning is going well.

IX. FINANCIAL REPORT

Controller Stacie Higgins presented the January financials. They are available on our website at <https://bellavistapoa.com/governance/financials/>.

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

a) There were no member comments or emails.

XI. RESPONSE TO OPEN FORUM

- a) There were no member comments for a response.

NEW BUSINESS

XII. CAPITAL PROJECTS – LAKES & PARKS AND FISHERIES DEPARTMENT VEHICLES (BOARD VOTE)

Chairperson Brandenburg stated that a new base model ½ ton quad pickup truck purchased through a fleet program would be more economical than purchasing a used high mileage ½ ton quad pickup. This results in a combined increase for the two trucks of \$52,600 (tax and fees included).

Director Whelchel motioned to increase the capital budget for the two ½ ton pickup trucks from \$40,000 to \$52,600. Director Fosdick seconded. After discussion, the motion passed unanimously.

XIII. COMMON PROPERTY LICENSING AGREEMENT – PARKING LOT (BOARD VOTE)

Mr. Judson stated A & 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.

Vice-Chair Sinkus motioned to authorize Management to enter into a license agreement with A & 12th Street, LLC for the parcel at the corner of Dartmoor Road and Veterans Way. Director Whelchel seconded. After discussion, the motion passed 7-2 with Director's Fosdick and Hover dissenting.

XIV. 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)

Chairperson Brandenburg 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.

Director Whelchel motioned to approve the changes to Policy 8.03, plus the fee of \$500 for the traversing of common property for septic systems and \$2,000 for a leach filed on common property. This is the first of two required readings. Director Bidwell seconded. After discussion, the motion passed unanimously.

XV. RECREATION JOINT ADVISORY COMMITTEE NOMINATION (BOARD VOTE)

Chairperson Brandenburg stated the Recreation JAC had voted to nominate Committee Member Denise Klinger to a three-year term on the committee.

Vice-Chair Sinkus motioned to renew Denise Klinger's seat on the Recreation Committee. Director Whelchel seconded. There was no discussion. The motion passed unanimously.

XVI. ANNOUNCEMENTS

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

XVII. ADJOURNMENT

Chairperson Brandenburg called for a motion to adjourn the meeting. Director Barron motioned to adjourn the meeting. Director Whelchel seconded. There was no discussion. The motion passed unanimously. The meeting adjourned at 6:41 p.m.

Submitted:

Approved:

Tammie Loyd, Corporate Secretary

David Brandenburg, Board Chairperson