

**BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING - (REGULAR SESSION)
MARCH 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, Corporate Secretary Tammie Loyd, and Joan Glubczynski.

I. CALL TO ORDER

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

II. PLEDGE OF ALLEGIANCE

III. CELEBRATING SUCCESS

Joan Glubczynski stated that Cathy Wilmoth, Recreation Facility Manager at Riordan Hall, partnered with the City of Bella Vista and the Bella Vista Fire Department to organize and run several significant vaccination clinics at Riordan Hall. These clinics helped provide thousands of vaccinations at a convenient location for our members and residents. Both the City and the Fire Department have expressed their gratitude for all she did to make the vaccination clinics a success.

IV. APPROVAL OF MINUTES (BOARD VOTE)

Chairperson Brandenburg called for a motion to approve the minutes from February 25, 2021, 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 6-0. Vice-Chair Sinkus, and Directors Bidwell and Simms were not present at this time.

Chairperson Brandenburg called for a motion to approve the minutes from March 18, 2021, Working Session Board Meeting. Director Whelchel motioned to approve the Board of Directors' Working Session minutes. Director Barron seconded. There was no discussion. The motion passed 6-0. Vice-Chair Sinkus, and Directors Bidwell and Simms were not present at this time.

V. 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 Lake Ann sinkhole. The Marina will open on March 16th with Spring hours, and the Lakes Committee will continue to monitor any issues with limb line and jug fishing. Finally, the Lakes Committee is seeking volunteers for the Secchi disc reading. If you are interested, please contact Tammie Loyd at TammieL@bvvpoa.com for information.

Mr. Judson stated the Recreation JAC discussed that all amenities were in good condition, and the Kingsdale pool deck project is looking great. The Blowing Springs Gear Garden will be opening mid-May, and the Trailhead Lager will be debuted at BV Bar & Grill tomorrow. Finally, volunteers removed 108 tires from the Tweety Bird Trail.

Mr. Judson stated the Golf JAC congratulated Shane O'Neil, the Assistant Superintendent at Scotsdale, for earning his Basic Turfgrass Certification. Golf courses were closed 18 out of 28 days in February, but rounds were only down by 876. The Golf JAC will change its meeting time in April to 4:00 p.m.

VI. FINANCIAL REPORT

Controller Stacie Higgins presented the February financials. The presentation and financials are available on our website at <https://bellavistapoa.com/governance/financials/>.

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

a) There were no comments from Members.

VIII. RESPONSE TO OPEN FORUM

a) There were no comments from Members for a response.

NEW BUSINESS

IX. LICENSE AGREEMENT – HIGHLANDS STORAGE (BOARD VOTE)

Mr. Judson stated the owners of BV Central Storage are attempting to sell their storage facility. Before the sale, the survey determined a portion of the facility had been constructed over multiple property lines. A piece of the property is located on Cooper property, and a portion of the parking lot surrounding the building is on POA Common Property. The owners have secured an easement from the other property owners and are pursuing a license agreement with the POA.

Vice-Chair Sinkus motioned to enter into a license agreement with BV Central Storage's owner in exchange for a one-time payment to the POA of \$5,000. Director Bidwell seconded. After discussion, the motion passed 8-1, with Director Fosdick opposing.

X. 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 – SECOND OF TWO REQUIRED READINGS (BOARD VOTE)

Chairperson Brandenburg stated the Board gave recommendations to modify Policy 8.03 to clarify 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 field on common property. This is the second of two required readings. Director Barron seconded. After discussion, the motion passed 7 to 2 with Directors Abb and Hover opposing.

XI. COMING IMPROVEMENTS TO THE ONLINE PAYMENT SYSTEM & PROPOSED SERVICE FEE FOR CREDIT CARD PAYMENTS FOR ASSESSMENTS AND WATER SERVICE. (BOARD VOTE)

Chairperson Brandenburg stated in July, or soon thereafter, the POA plans to implement a new online payment system for our membership. Ms. Higgins noted the goal of the new system is to significantly improve the member experience. A credit card transaction fee is planned to be implemented to help off-set the credit card fees paid by the POA. For members who do not wish to pay the fee, they are welcome to pay via check or ACH at no additional fee.

Director Barron motioned to implement a 3.5% credit card service fee, with a \$3.00 minimum transaction, for all water and assessment payments. Members that make these payments via check or ACH will incur no fee. The credit card service fee will be charged beginning in July or soon afterward. Director Abb seconded. There was no discussion. The motion passed unanimously.

XII. GOLF JOINT ADVISORY COMMITTEE NOMINATION (BOARD VOTE)

Chairperson Brandenburg stated the Golf JAC had voted to nominate Committee Member Mark Deihl for a second, three-year term on the committee.

Director Whelchel motioned to renew Mark Deihl's nomination to an additional term on the Golf Joint Advisory Committee. Director Simms seconded. After discussion, the motion passed unanimously.

XIII. ANNOUNCEMENTS

- a) **2021 Board of Directors Voter Eligibility Cut-off** – Wednesday, March 31st.
- b) **Board of Directors GM Meeting** – Thursday, April 8th at 4:00 p.m. in the Boardroom at the Country Club.
- c) **Recreation JAC Meeting** – Monday, April 12th at 4:00 p.m. in the Boardroom at the Country Club and Live-Streamed.
- d) **Board of Directors 2021 Election Begins/Ballots Mailed and Emailed** – Tuesday, April 13th.
- e) **Lakes JAC Meeting** – Wednesday, April 14th at 2:00 p.m. in the Boardroom at the Country Club and Live-Streamed.
- f) **Golf JAC Meeting** – Wednesday, April 14th at 4:00 p.m. in the Boardroom at the Country Club and Live-Streamed.

- g) **Board of Directors Work Session** – Thursday, April 15th at 9:00 a.m. in the Boardroom at the Country Club and Live-Streamed.
- h) **Board of Directors Regular Session** – Thursday, April 22nd at 6:00 p.m. in the Boardroom at the Country Club and Live-Streamed.

XIV. ADJOURNMENT

Chairperson Brandenburg adjourned the meeting at 6:40 p.m.

Submitted:

Approved:

Tammie Loyd, Corporate Secretary

David Brandenburg, Board Chairperson