

**BELLA VISTA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING (WORK SESSION)
APRIL 15, 2021 ° 9:00 A.M. ° BOARDROOM AND VIA ZOOM**

BOARD MEMBERS PRESENT: Chairperson David Brandenburg, Directors, Jerre Barron, Jr., Jerry Hover, and Jan Simms.

BOARD MEMBERS VIA ZOOM: Vice-Chairperson Mary Sinkus, Directors Mike Abb, Teah Bidwell, and Sandy Fosdick.

BOARD MEMBERS ABSENT: Director David Whelchel.

BOARD MEMBER PROXIES: None.

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

I. CALL TO ORDER

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

II. CHANGES OR ADDITIONS TO THE AGENDA

Chairperson Brandenburg stated the Joint Advisory Committee Nominations will be removed from the agenda today due to the lack of nominations at this time.

III. OPEN FORUM

There were no member comments.

IV. BOARD OR MANAGEMENT RESPONSE

There were no member comments for a response.

V. REPORT ON NON-PERFORMING LOTS

Mr. Judson stated that non-performing lots includes lots that are delinquent (more than 90 days past due on assessments), combined with lots owned by the POA. Since neither category pays assessments, these lots are considered non-performing.

Since 2016, the number of performing lots paying their assessments has increased by 3,668 lots. Compared to 2016, with 3,668 more lots paying their assessments, this will bring in an additional \$704,000 in assessments each year. The cumulative five-year impact by the end of this year will be \$2,133,000. Mr. Judson congratulated both our Accounting and Legal team for their efforts in reducing the non-performing lots.

VI. SOFTWARE UPGRADE PROPOSAL

Mr. Judson stated that Ms. Higgins was tasked with modernizing the Point of Sale and Accounting System, improving the accuracy and effectiveness of our internal systems, and improving the member experience through the use of technology. The Boothe Group and Ms. Higgins, in conjunction with a large cross-section of employees, reviewed our current systems and evaluated new software systems for the Bella Vista POA. After 40 plus hours of demonstrations, 8 plus hours of evaluation, discussions and reference checks, a new solution was presented to the Board in the April GM Meeting. This software upgrade will be voted on by the Board at the April 22nd, Regular Session Meeting. For a full review of the presentation, visit our web page, [BOARD WORKING SESSION MEETING - YouTube](#).

VII. COMMITTEE NOMINATIONS

There were no Joint Advisory Committee Nominations this month.

VIII. ANNOUNCEMENTS

- a. **Board of Directors Regular Session** – Thursday, April 22nd at 6:00 p.m. in the Boardroom at the Country Club and via Live Stream.
- b. **Recreation Joint Advisory Committee** – Monday, May 10th at 4:00 p.m. in the Boardroom at the Country Club and via Live Stream.
- c. **Lakes Joint Advisory Committee** – Wednesday, May 12th at 2:00 p.m. in the Boardroom at the Country Club and via Live Stream.
- d. **Golf Joint Advisory Committee** - Wednesday, May 12th at 4:00 p.m. in the Boardroom at the Country Club and via Live Stream.
- e. **Board of Directors GM Session** – Thursday, May 13th at 12:00 noon in the Boardroom at the Country Club and via Live Stream. **(Closed Meeting)**
- f. **Annual Meeting/Election Results** – Tuesday, May 18th at 6:00 p.m. at Riordan Hall and via Live Stream.
- g. **Board of Directors Work Session** – Thursday, May 20th at 9:00 a.m. in the Boardroom at the Country Club and via Live Stream.
- h. **Board Orientation** – Friday, May 21st at 9:00 a.m. in the Boardroom at the Country. **(Closed Meeting)**
- i. **Election of Officers and Board Committee Assignments** – Thursday, May 27th at 4:00 p.m. in the Boardroom at the Country Club. **(Closed Meeting)**
- j. **Board of Directors Regular Session** – Thursday, May 27th at 6:00 p.m. in the Boardroom at the Country Club and via Live Stream.

IX. ADJOURNMENT

Chairperson Brandenburg adjourned the meeting at 10:21 a.m.