

**BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING - (REGULAR SESSION)  
APRIL 22, 2021 6:00 p.m. BOARDROOM AT THE COUNTRY CLUB**

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

**BOARD MEMBERS ABSENT:** Chairperson David Brandenburg and Director Whelchel.

**BOARD MEMBER PROXY:** Vice-Chair Sinkus held Chairperson Brandenburg's stipulated proxy, and Director Barron had Director Whelchel's unstipulated proxy.

**OTHERS PRESENT:** Chief Operating Officer Tom Judson, General Counsel Doug McCash, Treasurer Stacie Higgins, Corporate Secretary Tammie Loyd, Assistant Corporate Secretary Roxie Goines, Tommy Lee, four members of the media, and six members.

**I. CALL TO ORDER**

Vice-Chair Sinkus called the meeting to order at 6:00 p.m.

**II. PLEDGE OF ALLEGIANCE**

**III. CELEBRATING SUCCESS**

Stacie Higgins presented a Celebrating Teams Award to Team GP Upgrade, which includes Ray Petit, Jack Brooks, Ryan Remar, Cathy Bernthal, and Mickey Marshall. This team worked extremely hard to update and upgrade our systems while ensuring minimal business and member impact.

Mr. McCash presented a Celebrating Success Award to Roxie Goines for her outstanding efforts to process over 1,000 property transfers to ensure the members could vote in the 2021 Board Election. Roxie consistently provides customer service that goes above and beyond.

Mickey Marshall and Adrenne Messier presented Shonda Roscher with a Celebrating Success Award for her service to a member that went over and above. Shonda assisted a member who had recently lost a loved one. The member expressed her gratitude for Shonda's ability to show compassion and understanding of her situation.

**IV. APPROVAL OF MINUTES (BOARD VOTE)**

Vice-Chair Sinkus called for a motion to approve the minutes from March 25, 2021, Regular Session Board Meeting. Director Barron motioned to approve the Board of Directors March 25<sup>th</sup> Regular Session Board Meeting minutes. Director Bidwell seconded. There was no discussion. The motion passed unanimously.

Vice-Chair Sinkus called for a motion to approve the minutes from April 15, 2021, Working Session Board Meeting. Director Bidwell motioned to approve the Board of Directors April

15<sup>th</sup> Working Session minutes. Director Barron seconded. There was no discussion. The motion passed unanimously.

#### **V. EXECUTIVE SESSION – APRIL 8, 2021**

The Directors discussed the Allegation of Misconduct filed by a property owner against Director Whelchel. Director Bidwell motioned, and Director Abb seconded, that Director Whelchel violated Policy 2.06 – Member Conduct. The Directors voted 6-0 that Director Whelchel violated Policy 2.06. Chair Brandenburg abstained. Director Fosdick recused herself.

Director Abb motioned, and Director Bidwell seconded that Director Whelchel records a video apology to Director Fosdick and to the membership, which will be posted on the POA's website and Facebook page. The Directors voted 5-2 in favor of requiring Director Whelchel to record the apology video (Chair Brandenburg and Vice-Chair Sinkus dissented). Director Fosdick recused herself.

#### **VI. 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 Rayburn drawdown and the sinkhole at Lake Ann spillway. There are more details to come on the sinkhole. Boat registrations are up over the prior year, and boat slip rentals are also up over last year. The Lakes JAC will be deciding which lake will be drawn down later in the year.

Mr. Judson stated the March Golf JAC meeting discussed that golf rounds are up by nearly 2,000 rounds over this time last year. Range balls continue to be up over prior year as well. Merchandise sales in the pro shops are double what they were last year. Keith Ihms stated the combined daily and nightly temperatures are not high enough for the courses to green up. The combined temperature from day and night needs to reach 150 degrees for Bermuda to green up.

Mr. Judson stated the Recreation JAC discussed the Branchwood pickleball courts are nearing completion, and the status of the Kingsdale Pool resurfacing project is also nearing completion. Blowing Springs Campground continues to be sold out most weekends, and the small dog park should be opening in early June.

#### **VII. FINANCIAL REPORT**

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

#### **VIII. OPEN FORUM – PROPERTY OWNER COMMENTS LIMITED TO 3 MINUTES**

a) Mr. Dan Berghamer, Kensington Drive, spoke regarding his concern with the POA replacing the Association's Community Management Software due to a lack of return on investment and the financial status of 2020.

- b) Stacy Berger, Headley Circle, sent an email regarding questions surrounding the new Gear Garden in Blowing Springs.

## **IX. RESPONSE TO OPEN FORUM**

- a) Mr. Judson provided detailed plans on how the POA plans to fund the cost of the replacement software and the benefits to the membership. He also stated that the 2020 finances showed significant increases in each area and adequately controlled expenses. The financial information is available on the POA's website.
- b) Mr. Judson answered the concerns from Ms. Berger's email by stating that research was conducted before a decision was made. All appropriate authorities were contacted for approval, and we are currently receiving and reviewing approvals from each entity.

## **NEW BUSINESS**

### **X. REPORT ON NON-PERFORMING LOTS**

Mr. Judson stated that non-performing lots include delinquent lots (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 teams for their efforts in reducing the non-performing lots.

### **XI. PROPOSED REPLACEMENT OF THE ASSOCIATION'S COMMUNITY MANAGEMENT SOFTWARE SYSTEM (BOARD VOTE)**

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 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, eight-plus hours of evaluation, discussions, and reference checks, a new solution was presented to the Board at the April GM Meeting.

Director Bidwell made a motion authorizing Management to spend up to \$415,500 for the purchase and installation of a Community Management Software System, not including annual service costs after 2021. Director Barron seconded. After discussion, the motion passed unanimously.

## **XII. ANNOUNCEMENTS**

- a) **Recreation Joint Advisory Committee** – Monday, May 10<sup>th</sup> at 4:00 p.m. in the Boardroom at the Country Club and via Live Stream.

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

**XIII. ADJOURNMENT**

Vice-Chair Sinkus adjourned the meeting at 7:25 p.m.

Submitted:

Approved:

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Tammie Loyd, Corporate Secretary

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Mary Sinkus, Vice-Chairperson