



## Board Work Session

June 17, 2021 – 9:00 a.m.

Boardroom at the Country Club and via Live Stream

### Agenda

- I. Call to Order
- II. Introduce New Board Members
- III. Open Forum – Property Owner comments. Comments are limited to three minutes per property owner.
- IV. Board or Management response to select Open Forum questions, comments or concerns.
- V. Proposed addition of two Pickleball courts at Branchwood
- VI. Proposed 2022 Budget Timeline
- VII. Trail Proposals Presentation
  - a. Proposed trailhead off Riordan Road
  - b. Proposed Lake Ann trailhead
  - c. Proposed Rillington adaptive trail and trailhead
- VIII. Capital Project – Golf Maintenance. Project change in scope
- IX. Joint Advisory Committee Nominations
- X. Announcements:
  - a. **Board of Directors Regular Session** – Thursday, June 24<sup>th</sup> at 6:00 p.m. in the Boardroom at the Country Club and via Live Stream.
  - b. **Board of Directors GM Meeting** – Thursday, July 8<sup>th</sup> at 2:30 p.m. in the Boardroom at the Country Club. **(Closed Meeting)**
  - c. **Lakes Joint Advisory Committee Meeting** – Wednesday, July 14<sup>th</sup> at 2:00 p.m. in the Boardroom at the Country Club.
  - d. **Golf Joint Advisory Committee Meeting** – Wednesday, July 14<sup>th</sup> at 4:00 p.m. in the Boardroom at the Country Club.
  - e. **Board of Directors Working Session** – Thursday, July 15<sup>th</sup> at 9:00 a.m. in the Boardroom at the Country Club and via Live Stream.
  - f. **Recreation Joint Advisory Committee Meeting** – Monday, July 19<sup>th</sup> at 4:00 p.m. in

the Boardroom at the Country Club. **(Note Date Change)**

- g. **Board of Directors Regular Session** – Thursday July 22<sup>nd</sup> at 6:00 p.m. in the Boardroom at the Country Club and via Live Stream.

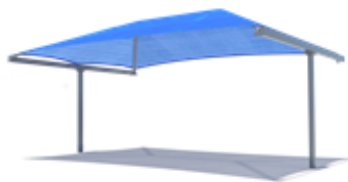
XI. Adjournment

From: Tom Judson, COO  
To: Bella Vista POA Board of Directors  
Date: June 4, 2021  
Subject: Two more pickleball courts

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There has been some interest within the Board to potentially add two more pickleball courts at Branchwood. The total cost would be \$47,500 which would include base work, concrete, fencing, and surfacing.

Additionally, I have been approached by an anonymous donor that would be willing to pay for the construction of a shade cover and purchase of benches for the pickleball players. The cost for a 12 by 12 concrete slab, shade cover, and benches is estimated at \$15,500. The anonymous donor is a POA resident and is not the Walton Family Foundation nor are they affiliated in any way with the Walton Family Foundation.



## Hip T-Cantilever

The Hip T-Cantilever can effectively provide a large area of shade without obstructing walkways or seating areas beneath. This structure is great for bleachers, sidewalks, bus stops, and benches.

With the addition of two more courts, combined with the shade cover and benches, we could make this area an outstanding amenity for our membership.



The picture above shows the old tennis courts at Branchwood. The footprint of the new pickleball courts was pushed to the left, which leaves sufficient space for two additional pickleball courts to be added on the right side.

**Suggested Motion for the June 24<sup>th</sup> Regular Session Meeting:**

I motion to add two additional pickleball courts at Branchwood for a total cost of \$47,500. This includes the base work, concrete, fencing and surfacing.



From: Tom Judson, COO  
To: Board of Directors  
Date: June 14, 2020  
Subject: 2022 Budget Calendar

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Attached you will find the 2021 Budget Calendar. Each year we prepare three budgets:

- Capital Budget – These are all large capital projects over \$10,000 in value.
- Operating Budget – This budget contains the expenditures and revenue generated from the business functions of the POA.
- Financial Budget – Also known as the Cash Flow Budget, this is an estimate of cash receipts and cash expenditures that are expected to occur in the year. This budget combines the Capital and Operating Budgets.

**Suggested motion for the June 24<sup>th</sup> Regular Session Board Meeting**

I make a motion to approve the 2022 Budget Calendar as presented.

# 2022 BUDGET CALENDAR

DATE	BUDGET	DESCRIPTION
7/6	Operating/Capital	Notification sent out to the Committees for them to work on their recommendations on capital projects and operational changes for the coming year. Committee recommendations are due to Management by 8/31.
8/31	Operating/Capital	Due date for the recommendations from the Committees.
9/1	Capital	Department heads begin working on their Capital requests. Department heads will have received input from committees. They will have almost two months to get accurate pricing and complete their capital budget. Department heads will have to provide backup on all estimates.
9/1	Operating	Department heads begin working on their Operating budgets.
9/2	General	Roll out meeting and training
10/11	Operating/Capital	Operating and Capital budgets completed by the department heads. Controller and COO review process begins.
10/11	Fee Schedule	2022 Fee Schedule completed.
10/28	General	Department head practice presentations.
10/29	Operating/Capital /Financial	Draft of the Operating, Capital, Financial Budgets submitted electronically to the Board.
11/4	Operating/Capital /Financial	Presentation to the Board of the Operating and Capital Budgets by each respective department head. This presentation will take place at 9:00am. The Board will provide feedback and observations which will get incorporated into the next draft.
11/11	Operating/Capital /Financial	All three budgets presented to the Board in open session. This meeting will be held at 6:00pm at Riordan Hall (COVID alternative: presentation livestreamed).
11/18	Operating/Capital /Financial	All three budgets finalized by the Board at the monthly Regular meeting. This meeting will take place at 6:00pm.



From: Tom Judson, COO  
To: Board of Directors  
Date: June 14, 2021  
Subject: Proposed Trail/Trailheads

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**Suggested motion for June 24th Regular Session Board meeting**

I make a motion to authorize the creation and execution of an agreement to develop a trailhead off Riordan Road.

I make a motion to authorize the creation and execution of an agreement to develop the Lake Ann trailhead.

I make a motion to authorize the creation and execution of an agreement to develop the Rillington adaptive trail and trailhead.

BELLA  
VISTA  
PROPERTY OWNERS ASSOCIATION

From: Tom Judson, COO  
To: Bella Vista POA Board of Directors  
Date: June 4, 2021  
Subject: Project – Change in scope and cost increase

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The bridge at the Country Club on #5 has been impacted due to erosion caused by multiple floods over the years. For the 2021 Capital Budget, \$110,000 was approved for creekbank and bridge stabilization.

We were recently notified by Crafton Tull Engineering that the erosion and damage to the bridge is more extensive than originally thought. Additionally, the materials and construction costs have increased since we first received estimates for the project in October. As a result of these challenges, the cost of the project has increased significantly to \$210,000.

Located below is an arial picture of the bridge. Lancashire Boulevard is located on the right side of the picture, with the bridge to the left.







From: Tom Judson, COO  
To: Board of Directors  
Date: June 10, 2021  
Subject: Joint Advisory Committee Nominations

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**Lakes Joint Advisory Committee**

At their June meeting, the Lakes Committee unanimously nominated Rick Yorman for another 3-year term.

**Golf Joint Advisory Committee**

At their June meeting, the Golf Committee nominated Ruth Hatcher for a 3-year term to the Golf Joint Advisory Committee.

**Recreation Joint Advisory Committee**

The Recreation Joint Advisory Committee nominated Maci Echols, Mary Jones, Deborah Lukotch, and Steve M. Gardner each for 3-year terms to the Recreation Joint Advisory Committee.

**Suggested Motions for the June 24<sup>th</sup> Regular Session Board Meeting**

I motion to accept the nomination of the Lakes Joint Advisory Committee of Rick Yorman for another 3-year term to the committee.

I motion to accept the nomination of the Golf Joint Advisory Committee of Ruth Hatcher for a 3-year term to the committee.

I motion to accept the nomination of the Recreation Joint Advisory Committee of Maci Echols, Mary Jones, Deboara Lukotch and Steve M. Gardner, each for 3-year terms to the committee.