

**BELLA VISTA VILLAGE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING (REGULAR SESSION)
JUNE 24, 2021, 6:00 P.M. ◦ BOARDROOM AT THE COUNTRY CLUB**

BOARD MEMBERS PRESENT: Chairperson David Brandenburg, Vice-Chairperson Jerre Barron, Jr., Directors Mike Abb, Teah Bidwell, Sandy Fosdick, Jackie Gain, Jan Hagan, JB Portillo, and Jan Simms.

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 Darryl Muldoon, Director of Golf Operations.

I. CALL TO ORDER

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

II. PLEDGE OF ALLEGIANCE

III. CELEBRATING SUCCESS

Mr. McCash stated that Kaitlin Adkins is receiving a Celebrating Success award for her outstanding efforts in helping to place candidates with hiring supervisors by any means available. She goes beyond in helping wherever she can and always has a smile on her face.

IV. APPROVAL OF MINUTES (BOARD VOTE)

Chairperson Brandenburg called for a motion to approve the minutes from May 27, 2021, Regular Session Board Meeting. Vice Chair Barron motioned to approve the Board of Directors May 27th Regular Session Board Meeting minutes. Director Bidwell seconded. There was no discussion. The motion passed unanimously.

Director Brandenburg called for a motion to approve the minutes from June 17, 2021, Working Session Board Meeting. Director Bidwell motioned to approve the Board of Directors June 17th Working Session minutes. Director Hagan seconded. There was no discussion. The motion passed unanimously.

V. EXECUTIVE SESSION – JUNE 10, 2021

Vice Chair Barron stated the Directors discussed an Allegation of Misconduct filed against Chair David Brandenburg. The Allegation of Misconduct cited alleged violations of Policies 1.01, 1.06.6, 1.07, 1.10, 1.10.8, and 2.06. The Allegation of Misconduct also cited alleged violations of Bylaws Article III, Section 4 and 5(c) and Article IV, Section 2(e). Director Abb motioned, and Director Bidwell seconded, that Chair Brandenburg violated the Policies and Bylaws cited in the Allegation of Misconduct. The motion failed by a vote of 2-6, with Director

Abb, Director Bidwell, Director Gain, Director Hagan, Director Portillo, and Vice Chair Barron opposing.

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 additional bids for the repair of the Lake Ann sinkhole. The committee voted to recommend the lowering of Loch Lomond this fall, and the committee unanimously nominated Rick Yorman for another three-year term.

Mr. Loyd stated the May Golf JAC meeting discussed the upward trend of golf rounds and range buckets continued through May. Many areas on several golf courses continue to see improvement as the weather heats up. The Golf committee unanimously nominated Ruth Hatcher for the Golf JAC.

Mr. Stockman stated the Recreation JAC noted the highlights from their June Meeting stating that Pickleball and Disc Golf continue to be extremely popular with the members. Members are also happy that Riordan Hall and other facilities are open at full capacity. The Recreation JAC unanimously nominated four new committee members for the Board to approve.

VII. FINANCIAL REPORT

Controller Stacie Higgins presented the May 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. Dunn thanked the Board for putting in the additional Pickleball courts in at Branchwood and he also spoke in favor of adding two additional courts at Branchwood.

IX. RESPONSE TO OPEN FORUM

a) Mr. Judson stated the Board is voting on the approval of two additional courts at Branchwood during this meeting.

NEW BUSINESS

X. PROPOSED ADDITION OF TWO PICKLEBALL COURTS AT BRANCHWOOD (BOARD VOTE)

Mr. Judson discussed the potential of adding two more pickleball courts at Branchwood for a cost of \$47,500 which would include base work, concrete, fencing and surfacing. An anonymous donor would also be willing to pay for the construction of a shade cover and the purchase of benches at an estimated cost of \$15,500.

Director Hagan motioned to add two additional pickleball courts at Branchwood for a total cost of \$47,500. This includes the base work, concrete, fencing and surfacing. Director Fosdick seconded. After discussion, the motion passed unanimously.

XI. PROPOSED 2022 BUDGET TIMELINE (BOARD VOTE)

Mr. Judson introduced the 2022 Budget Calendar for the Capital, Operating and Financial Budget. The 2022 Budget Calendar will be voted on by the Board at the June 24th Regular Session Board Meeting.

Director Portillo motioned to approve the 2022 Budget Calendar as presented. Director Bidwell seconded. There was no discussion. The motion passed unanimously.

XII. TRAIL PROPOSAL PRESENTATION (BOARD VOTE)

Mr. Judson presented the Trail/Trailhead proposal presentation regarding the Rillington Family Loop adaptive trail and trailheads, the Lake Ann trailhead and head off the Berksdale West Trail and Trailhead off Riordan Road.

Director Bidwell motioned to authorize the creation and execution of an agreement to develop the Rillington Family Loop adaptive trail and two trailheads. Director Portillo seconded. After discussion, the motion passed 8 to 1 with Director Fosdick opposing.

Director Abb motioned to authorize the creation and execution of an agreement to develop the Lake Ann Dam parking lot trailhead. Director Bidwell seconded. After discussion, the motion passed 7 to 2 with Directors Fosdick and Simms opposing.

Director Hagan motioned to authorize the creation and execution of an agreement to develop the Berksdale West all-weather family loops and trailhead off Riordan Road. Director Portillo seconded. After discussion, Director Simms motioned to table the original motion. Vice Chair Barron seconded. After discussion, the motion passed 6 to 3 with Chairperson Brandenburg and Directors Abb and Portillo opposing.

XIII. CAPITAL PROJECT – GOLF MAINTENANCE PROJECT CHANGE IN SCOPE (BOARD VOTE)

Mr. Judson stated that the bridge at Country Club #5 has been impacted by erosion over multiple years. For the 2021 Capital Budget, \$110,000 was approved for creekbank and bridge stabilization. The site engineers recently notified the POA the erosion and damage are more extensive than originally thought and the construction materials have also significantly increased. As a result, the cost of the project has increased to \$210,000. Management is recommending the Board approve the increase in the capital project to stabilize the creekbank and the bridge.

Director Portillo motioned to approve the increase in cost to \$210,000 and change in project scope for the bridge on Country Club #5. Vice Chair Barron seconded. After discussion the motion passed unanimously.

XIV. JOINT ADVISORY COMMITTEE NOMINATIONS (BOARD VOTE)

Chairperson Brandenburg stated that the Lakes Joint Advisory Committee unanimously nominated Rick Yorman for another 3-year term. The Golf Joint Advisory Committee unanimously nominated Ruth Hatcher for a 3-year term and the Recreation Joint Advisory Committee unanimously nominated Maci Echols, Mary Jones, Deborah Lukotch, and Steve M. Gardner each for 3-year terms.

Director Bidwell motioned to accept the nomination of the Lakes Joint Advisory Committee of Rick Yorman for another 3-year term to the committee. Director Portillo seconded. There was no discussion. The motion passed unanimously.

Vice Chair Barron motioned to accept the nomination of the Golf Joint Advisory Committee of Ruth Hatcher for a 3-year term to the committee. Director Bidwell seconded. There was no discussion. The motion passed unanimously.

Director Abb motioned to accept the nomination of the Recreation Joint Advisory Committee of Maci Echols, Mary Jones, Debora Lukotch, and Steve M. Gardner, each for 3-year terms to the committee. Director Portillo seconded. There was no discussion. The motion passed unanimously.

XV. ANNOUNCEMENTS

- a) **Rules & Regulations Committee Meeting** – Thursday, July 1st at 3:00 p.m. in the Boardroom and the Country Club.
- b) **Board of Directors GM Meeting** – Thursday, July 8th at 2:30 p.m. in the Boardroom at the Country Club. **(Closed Meeting)**
- c) **Lakes Joint Advisory Committee Meeting** – Wednesday, July 14th at 2:00 p.m. in the Boardroom at the Country Club.
- d) **Golf Joint Advisory Committee Meeting** – Wednesday, July 14th at 4:00 p.m. in the Boardroom at the Country Club.
- e) **Board of Directors Working Session** – Thursday, July 15th at 9:00 a.m. in the Boardroom at the Country Club and via Live Stream.
- f) **Recreation Joint Advisory Committee Meeting** – Monday, July 19th at 4:00 p.m. in the Boardroom at the Country Club. **(Note Date Change)**
- g) **Board of Directors Regular Session** – Thursday July 22nd at 6:00 p.m. in the Boardroom at the Country Club and via Live Stream.

XVI. ADJOURNMENT

Director Abb motioned to adjourn. Director Simms seconded. The meeting adjourned the meeting at 7:37 p.m.

Submitted:

Approved:

Tammie Loyd, Corporate Secretary

David Brandenburg, Chairperson