

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

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

BOARD MEMBERS VIA ZOOM: Directors Teah Bidwell, and Jan Simms.

BOARD MEMBERS ABSENT: None.

BOARD MEMBER PROXIES: None.

OTHERS PRESENT: Chief Operating Officer Tom Judson, General Counsel Doug McCash, and Corporate Secretary Tammie Loyd.

I. CALL TO ORDER

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

II. CHANGES OR ADDITIONS TO THE AGENDA

Mr. Judson stated that the Three-Bid Waiver will be moved to just after Open Forum.

III. OPEN FORUM

Ms. Loyd read an email from Mary Stewart, Gaydon Circle regarding the Berksdale West proposal.

IV. BOARD OR MANAGEMENT RESPONSE

Mr. Judson stated that Berksdale West has been maintained as a park since 2017, not as a golf course. When the transition was made, a cost savings was recognized at that time. And as a trail head, the area will be open to the public as it was before as a golf course.

V. SEPTIC SYSTEM ON COMMON PROPERTY – FAILED LEACH FIELD

Mr. Judson stated the owners at 21 Newhaven Lane requested to utilize POA common property for a replacement septic system due to a complete failure of their original system. Their parcel is .27 acres, therefore placing the entire leach field on common property is requested.

The Board will vote at the July 22nd Regular Session Board Meeting.

VI. BERKSDALE WEST TRAIL AND TRAILHEAD PROPOSAL

Mr. Judson stated that input was solicited from the membership on July 1st regarding the proposed trail, trailhead, playground and shaded picnic area at Bersksdale "West". In total, 525 comments (email and Facebook posts) were received by the deadline with 494 responses being received by members in good standing. Of the members in good standing, 317 or 64% were in favor, 148 or 30% were against, and 29 or 6% were undecided.

The Board will vote on this proposal at the July 22nd Regular Session Board Meeting.

VII. GEAR GARDEN DEVELOPMENT COSTS

Mr. Judson stated the original estimate to build the Gear Garden was \$9,653, which was included in the 2021 Operating Budget. Unfortunately, due to two unforeseen factors, the cost of the project ended at \$16,502. This was primarily due to requirements of connecting to a sewer system versus using a gray water tank, which was required by the Arkansas Department of Health and additional security for the area was necessary. While the costs were over the minimum threshold of what is considered a capital project, management is pleased to announce that the week and a half of business at the Gear Garden brought in \$5,170 in revenue. After accounting for the cost of the product sold and labor costs, the POA has netted approximately \$2,585.

The Board will vote to grant ex post facto approval of the Gear Garden project for \$16,502 at the July 22nd Regular Session Board Meeting.

VIII. THREE BID WAIVER REQUEST – WATER MAIN REPLACEMENT PROJECT

Charlie Holt stated the Water Department is asking for a three-bid waiver on the large Water Main Replacement project. The Water Department has contacted five contractors but has only received a bid from two of these companies. The two bids are close in total cost, with the lower of the two coming in at \$464,584. The project is approved for \$457,000 (modified down from \$500,000) during the budgeting process. While the project is over budget by \$7,584, this is well within the 10% tolerance allowed by our governing documents. Mr. Holt is asking the Board to vote on this subject at this meeting due to the short window of time to secure a contractor for the project.

Director Abb motioned to grant a three-bid waiver to the Water Main Replacement project, with the understanding that five contractors were contacted, but only two submitted a bid. The lower of the two bids will be selected for the project. Director Portillo seconded. After discussion, the motion passed unanimously.

IX. ANNOUNCEMENTS

- a. **Recreation Joint Advisory Committee Meeting** – Monday, July 19th at 4:00 p.m. in the Boardroom at the Country Club and via Live Stream. **(Note Date Change)**
- b. **Board of Directors Regular Session** – Thursday, July 22nd at 6:00 p.m. in the Boardroom at the Country Club and via Live Stream.
- c. **Recreation Joint Advisory Committee Meeting** – Monday, August 9th at 4:00 p.m. in the Boardroom at the Country Club and via Live Stream.
- d. **Lakes Joint Advisory Committee Meeting** – Wednesday, August 11th at 2:00 p.m. in the Boardroom at the Country Club and via Live Stream.
- e. **Golf Joint Advisory Committee Meeting** – Wednesday, August 11th at 4:00 p.m. in the Boardroom at the Country Club and via Live Stream.
- f. **Board of Directors GM Meeting** – Thursday, August 12th at 2:30 p.m. in the Boardroom at the Country Club. **(Closed Meeting)**
- g. **Board of Directors Working Session Meeting** – Tuesday, August 17th at 9:00 a.m. in the Boardroom at the Country Club and via Live Stream. **(Note Date Change)**
- h. **Board of Directors Regular Session** – Thursday, August 26th at 6:00 p.m. in the Boardroom at the Country Club and via Live Stream.

X. ADJOURNMENT

Chairperson Brandenburg adjourned the meeting at 10:01 a.m.