

**BELLA VISTA VILLAGE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING (REGULAR SESSION)
JULY 22, 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, and Corporate Secretary Tammie Loyd.

I. CALL TO ORDER

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

II. PLEDGE OF ALLEGIANCE

III. CELEBRATING SUCCESS

Mr. Tommy Lee presented Scott Garrison with a Celebrating Success Award for his outstanding efforts in responding to any maintenance request even outside his area of expertise, with a willing and ready-to-help attitude.

IV. APPROVAL OF MINUTES (BOARD VOTE)

Chairperson Brandenburg called for a motion to approve the minutes from June 24, 2021, Regular Session Board Meeting. Director Simms motioned to approve the Board of Directors June 24th Regular Session Board Meeting minutes. Director Portillo seconded. There was no discussion. The motion passed unanimously.

Director Brandenburg called for a motion to approve the minutes from July 15, 2021, Working Session Board Meeting. Director Portillo motioned to approve the Board of Directors July 15th Working Session minutes. Director Abb seconded. There was no discussion. The motion passed unanimously.

V. 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 Loch Lomond drawdown beginning November 24th and will conclude at the end of March 1st, weather permitting. The Lake Ann sinkhole repair bids have been received, and a review of the proposals is underway.

Mr. Judson stated the Recreation JAC discussed that Tanyard Creek continues to see high usage, and some of the effects are beginning to be seen. The Recreation Committee is currently soliciting budget recommendations for the 2022 budget year and are due August 31st.

Mr. Judson stated the Golf JAC discussed that golf rounds were down a little due to travel restrictions being lifted and weather. Scotsdale's front 9-holes are closed and will reopen around the 1st of October. Highlands Golf Course will host the AJGA in September, and their July camp was a huge success again.

VI. FINANCIAL REPORT

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

VII. OPEN FORUM – PROPERTY OWNER COMMENTS LIMITED TO 3 MINUTES

a) Irene Silveus, Cheriton Lane, asked questions surrounding the Berksdale West trail and trailhead proposal regarding flooding risk, flood mitigation, ownership and restrictions on the property, traffic, current growth in the area, and golf.

VIII. RESPONSE TO OPEN FORUM

a) Mr. Judson responded to Ms. Silveus's questions surrounding the Berksdale West trail and trailhead proposal by showing her which areas flood on the property. Mr. Judson also referenced the hydrology study that can be found on our website, and he stated this is a licensing agreement that does not transfer ownership of the property. Finally, the deed restrictions on the land limit the uses of the property to recreational uses only.

NEW BUSINESS

IX. SEPTIC SYSTEM ON COMMON PROPERTY (BOARD VOTE)

Mr. Judson stated the owners at 21 Newhaven Lane requested the utilization of POA common property for a replacement septic system due to a complete failure of their original system. Their parcel is .27 acres and they are requesting the placement of the entire leach field on common property.

Director Portillo motioned to authorize the use of the common property to build a new leach field for the owners of 21 Newhaven Lane. Director Hagan seconded. After discussion, the motion unanimously.

X. BERKSDALE WEST TRAIL AND TRAILHEAD PROPOSAL (BOARD VOTE)

Mr. Judson stated that input was solicited from the membership on July 1st regarding the proposed trail, trailhead, playground, and shaded picnic area at Berskdale West. In total, 525 comments (email and Facebook posts) were received by the deadline, with 494 responses 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.

Director Abb motioned to authorize Management to enter into an agreement with the Trailblazers for the installation of a parking lot, all-weather looping trail, playground equipment, and covered picnic area, with the understanding there will be no cost to the POA for at least three years. Director Hagan seconded. After discussion, the motion passed 7 to 2, with Directors Fosdick and Simms opposing.

XI. GEAR GARDEN DEVELOPMENT COSTS (BOARD VOTE)

Mr. Judson stated the original estimate to build the Gear Garden was \$9,653, which was included in the 2021 Operating Budget. Due to two unforeseen factors, the cost of the project ended at \$16,502, 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. Management is pleased to announce that two weeks of business at the Gear Garden brought in \$7,834 in revenue. After cost of the goods and labor, the POA netted approximately \$3,917, or 24% of the overage in cost. At this rate, we anticipate we will recoup the entire investment by the end of August.

Director Portillo motioned to grant ex post facto approval of the Gear Garden project for \$16,502. Vice-Chair Barron seconded. There was no discussion. The motion passed 7 to 2 with Directors Fosdick and Simms opposing.

XII. ANNOUNCEMENTS

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

XIII. ADJOURNMENT

Chairperson Brandenburg adjourned the meeting at 7:20 p.m.

Submitted:


Tammie Loyd, Corporate Secretary

Approved:


David Brandenburg, Chairperson