

**BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING (REGULAR SESSION)
SEPTEMBER 23, 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, JB Portillo, Jan Hagan and Jan Simms.

BOARD MEMBERS ABSENT: None

BOARD MEMBER PROXY: None

OTHER PRESENT: Chief Operating Officer Tom Judson, General Counsel Doug McCash, Treasurer Stacie Higgins, Corporate Secretary Corinne Morin, three members from the media and three other members.

I. CALL TO ORDER

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

II. PLEDGE OF ALLEGIANCE

III. CELEBRATING SUCCESS

Mrs. Carmen Burasco presented John Muldoon with a Celebrating Success Award for providing excellent member support. One of our members experienced a health event at Tanyard Creek and had to leave his vehicle behind. John took the initiative to make sure that the member's car was secured safely and was in constant communication with the gentleman's emergency contact. John diligently followed up with the injured member and his emergency contact throughout the evening and continued to help with anything needed.

IV. APPROVAL OF MINUTES (BOARD VOTE)

Chairperson Brandenburg called for a motion to approve the minutes of August 26, 2021, Regular Session Board Meeting. Vice Chairperson Barron motioned to approve the Board of Directors August 26th Regular Session Board Meeting minutes. Director Portillo seconded the motion. There was no discussion. The motion passed unanimously.

Chairperson Brandenburg called for a motion to approve the minutes of September 16, 2021, Working Session Board Meeting. Director Abb motioned to approve the Board of Directors

September 16th Working Session minutes. Director Hagan seconded the motion. 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/>.

Lakes JAC Committee: Mr. Judson stated the paving at the Lake Brittany dam will begin shortly. The additional parking at Lake Ann has been completed. The POA Board voted to approve funding for an engineering study concerning the Lake Ann sinkhole.

Golf JAC Committee: Mr. Judson stated that the August rounds ended at 20,726 which is down 1,842 over last August. YTD rounds ended at 155,504 which is up 2,929 over last year. YTD range buckets ended at 41,914 which is up by 3,276 over last year. The Friends of Highlands were recognized for their assistance for the AJGA Tournament. They graciously provided lunch to the players, officials, and volunteers for the AJGA Tournament. Phil Spencer accepted on behalf of The Friends of Highlands. Additional winter damage repairs will start on 9/13 at Highlands and Kingswood. This may require usage of temporary greens and/or relocating tee markers while work is underway. This will take no more than two weeks to complete. The sprigging at Scotsdale went very well and the course will be opening ahead of schedule on October 1st.

Due to the BVCC highway project there will be rerouting for the carts, golfers are being asked to watch for signs for this as the project progresses. There will be additional inground markers added to each gold tee area to better identify the teeing area and all the gold tee areas will be evaluated and relocated to the most level area where applicable. The next Golf JAC meeting will be on October 13th at 4:00 p.m.

Recreation JAC Committee: Per a summary report from Rec JAC Chair Chris Stockman, Mr. Judson reported that all the amenities are in excellent condition with the following notations per area. Branchwood Complex and trails-The two wooden benches at the pickleball court have been repaired and painted and the new pickleball signs were installed. Blowing Springs RV Park and the Gear Garden continue to be highly active. There are a lot of families there and the park continues to remain clean and maintained. There is a tree limb issue at Tiree Park that needs to be addressed. Lake Avalon Park is in tip-top shape. There has been a lot of member feedback with regards to the Metfield Complex and those comments are being reviewed. Riordan Hall Complex and Tennis seem to all be in good condition and appear busy. Finally, Tanyard Creek and the waterfall overlook were discussed in the meeting. There are concerns regarding the erosion on the underside of the concrete of the overlook. Mr. Judson reiterated that an engineering firm will be looking at this and decisions will be made on repair or removal.

Reports were given by POA staff regarding activity cards, guest passes, and boat registrations. Also, the Loch Lomond draw down was discussed, the decrease in attendance at the gun range due to the lack of ammunition availability. Joan G. Director of Recreation and Fitness responded to the amenity reports and provided additional information regarding hours, schedules and repairs needs at some of the facilities.

VI. FINANCIAL REPORT

Prior to the presentation of the August Financials, Doug McCash, General Counsel for the POA discussed the results of last week's online lot auction. The auction ended giving the POA a revenue of \$66,000 for 10 lots. There are 38 lots left to auction, and they will be auctioned 10 lots per auction. The next auction will begin on October 4, 2021. Following the presentation from Mr. McCash, Controller Stacie Higgins presented the August 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

No member comments

VIII. RESPONSE TO OPEN FORUM

N/A

IX. ANNOUNCEMENT OF UPCOMING COMMUNITY SURVEY AND FOCUS GROUPS

Mr. Judson presented the information regarding the Five-Year Strategic Plan. This will entail a Member Survey and a series of four Focus Group meetings. He explained that while the Member Surveys will be quantitative in getting member input, the Focus Groups will be more qualitative in getting more detailed member input. The results of the Member Survey and Focus Groups will be fully and transparently shared with the membership in January.

X. EMERGENCY CAPITAL PROJECTS-GOLF COURSE PUMPS/WELLS

Mr. Judson spoke to the Board about the golf course pumps/wells that need replacement. Currently there are two pumps at the Country Club that need replacing at the cost of \$53,686.66 and one well that needs to be replaced at Highlands for \$32,058.28. Unfortunately, there was a fourth pump failure at Dogwood due to old age and it will cost \$20,000 to replace that pump. Due to the cost of these replacements, all these projects will be Capital Projects. Management is requesting the Board approve these emergency projects.

Following discussion regarding the pump replacements, Chair Brandenburg asked for a motion to approve the pump replacement at the Country Club. Director Portillo made a motion approving the emergency capital project for the replacement of two pumps at the Country Club for \$53,6896.66. Vice-Chairperson Barron seconded the motion. The motion passed unanimously.

Chair Brandenburg then asked for a motion to approve the pump replacement at Highlands. Director Gain made a motion approving the emergency capital project for the replacement of a well at Highlands for \$32,058.28. Director Abb seconded the motion. The motion passed unanimously.

Finally, Director Brandenburg called for a motion to approve the pump replacement at Dogwood. Director Hagan made a motion approving the emergency capital project for the replacement of one pump at Dogwood for \$20,000. Director Portillo seconded the motion. The motion passed unanimously.

XI. RECOMMENDATIONS FROM THE CHARITABLE GIVING COMMITTEE

The Charitable Giving Committee submitted their recommendations for the annual donations to Bella Vista charities. Mr. Judson read the recommendations from the committee, which are as follows:

<u>Charity</u>	<u>Amount Awarded</u>
Bella Vista Arts Council	\$600
Bella Vista Recycling Foundation	\$7,000
Bella Vista Animal Shelter	\$4,250
Bella Vista Foundation	\$1,625
NWA Women's Chorus	\$1,250
Bella Vista Public Library Foundation	\$4,250
Bella Vista Community TV	\$3,500
Bella Vista Calico Cut-Ups Quilt Guild	\$900
Oasis of Northwest Arkansas	<u>\$1,625</u>
Total:	\$25,000

Chairperson Brandenburg asked for a motion to approve the annual donation amounts to the perspective charities. After asking for the motion, Director Portillo recused herself from the vote as she is involved with one of the charities receiving funds from the Charitable Giving Committee. Director Gain made a motion to approve the donation recommendations submitted by the Charitable Giving Committee. Director Hagan seconded the motion. The motion passed unanimously with the remaining voting members.

- III. In addition to the recommendations of the donations to local charities the Committee nominated Deb Sorensen as a new committee member. Chairperson Brandenburg asked for a motion to approve the nomination of Deb Sorensen to the Charitable Giving Committee with a term expiring June 30, 2025. Director Abb made the motion to name Deb Sorensen to the Charitable Giving Committee. Director Gain seconded the motion. The motion passed unanimously. Also, Chairperson Brandenburg stated that on behalf of the entire Board, he would like to recognize Tony Licausi and John Rice for their years of service to our community.

XII. CHANGES TO POLICY 8.01-*Directors and Officers Indemnification*-Second of two required Readings. Chairperson Brandenburg called for a motion to approve the second of the two required readings to the changes to policy 8.01. Vice-Chairperson Barron made a motion to approve the changes proposed by the Rules and Regulations Committee to Policy 8.01. This is the second of two required readings. Director Portillo seconded the motion. There was no discussion. The motion passed unanimously.

XIII. ADDITIONAL CHANGES TO POLICY 8.01-*Directors and Officers Indemnification*-First of two required Readings. Chairperson Brandenburg called for a motion to approve the first of the two required readings for the additional changes to Policy 8.01. Director Portillo made a motion to approve the changes proposed by the Rules and Regulations Committee to Policy 8.01. This is the first of two required readings. Vice-Chairperson Barron seconded the motion. There was no discussion. The motion passed unanimously.

XIV. CHANGES TO POLICY 1.02 -*Establishing, Changing, or Rescinding Governing Documents*-First of two required Readings. Chairperson Brandenburg called for a motion to approve the first of the two required readings for the changes to Policy 1.02. Vice-Chairperson Barron motioned to approve the changes proposed by the Rules and Regulations Committee to Policy 1.02. This is the first of the two required readings. Director Abb seconded the motion. There was no discussion. The motion passed unanimously.

XV. NEW BUSINESS

There was no new business.

XVI. ANNOUNCEMENTS

- a) **Recreation Joint Advisory Committee Meeting** – Monday, October 11th at 4:00 p.m. in the Boardroom at the Country Club and via Live Stream.
- b) **Lakes Joint Advisory Committee Meeting** – Wednesday, October 13th at 2:00 p.m. in the Boardroom at the Country Club.
- c) **Golf Joint Advisory Committee Meeting** – Wednesday, October 13th at 4:00 p.m. in the Boardroom at the Country Club.
- d) **Board of Directors GM Meeting** – Thursday, October 14th at 2:30 p.m. in the Boardroom at the Country Club. **(Closed Meeting)**
- e) **Board of Directors Working Session** – Thursday, October 21st at 9:00 a.m. in the Boardroom at the Country Club and via Live Stream.
- g) **Board of Directors Regular Session** – Thursday, October 28th at 6:00 p.m. in the Boardroom at the Country Club and via Live Stream.

h) **Rules & Regulations Committee Meeting** – Thursday, December 2nd at 1:30 p.m. in the Boardroom at the Country Club and via Live Stream.

XVII. ADJOURNMENT

Chairperson Brandenburg adjourned the meeting at 6:52 p.m.

Submitted:



Corinne Morin, Corporate Secretary

Approved:



David Brandenburg, Chairperson