

**BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING (REGULAR SESSION)
OCTOBER 28, 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 Corinne Morin, Director of Food and Beverage, Tommy Lee, Director of Recreation and Wellness, Joan Glubczynski, three members from the media and five community members.

I. CALL TO ORDER

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

II. PLEDGE OF ALLEGIANCE

III. CELEBRATING SUCCESS

None at this time.

IV. APPROVAL OF MINUTES (BOARD VOTE)

Chairperson Brandenburg called for a motion to approve the minutes of September 23, 2021, Regular Session Board Meeting. Vice Chairperson Barron motioned to approve the Board of Directors September 23rd Regular Session Board Meeting minutes. Director Hagan seconded, however, he also mentioned that his name had been inadvertently omitted from the meetings attendance. The motion passed unanimously.

Chairperson Brandenburg called for a motion to approve the minutes of the October 21, 2021, Working Session Board Meeting. Director Portillo motioned to approve the Board of Directors October 21st Working Session minutes. Director Abb seconded. Director Simms questioned the lease buyout net proceeds amount recorded in the minutes. Chairperson Brandenburg and Mr. Judson confirmed that the net proceeds listed were correct, however there was a period in the place of a comma in the figure. 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 that the Lakes Committee met on October 13, 2021, at the BVCC Boardroom. The Loch Lomond drawdown was discussed which will take place beginning November 24th with refilling scheduled to begin on March 1, 2022. Lake Norwood kayak rack is complete, and the Lake Brittany dam has been paved. Some Tiriee Cove residents discussed concerns over motorized boat wakes. There will be no November meeting for the Lakes Committee. Their next meeting will be December 1, 2021.

Golf JAC Committee: Mr. Judson reported that BVCC fairway #9 has improved greatly, mainly due to limiting golf traffic to cart paths. He also stated that on #5 at BVCC most of the rock has been installed and in place around the bridge. Also, the #18 Dogwood pump house will be rebuilt with block. Golf operations golf round information was provided.

Recreation JAC Committee: Per Recreation Committee Chair Chris Stockman, the Recreation Committee met on October 11th and most of the amenities are in really good condition. He mentioned a few areas throughout the POA that the committee feels could use some attention. Staff reports were mentioned that were presented in the committee meeting. The Recreation Committee's next meeting will be on Monday, November 8, 2021, at 4:00 p.m. in the BVCC Boardroom.

VI. FINANCIAL REPORT

Prior to Stacie giving her Financial Presentation, Joan G., the Director of Recreation and Wellness spoke about the Recreation Department, what is happening and what is to come.

Controller Stacie Higgins presented the September 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

Mr. Mike Krafft spoke regarding his fondness of all the Pickleball Courts and if there would be a possibility of the Metfield courts being changed directionally to North and South.

Mrs. Charlotte Champagne spoke briefly about how much the growth in Bella Vista has contributed to the need and attraction of the Pickleball Courts.

Mr. Bob and Mrs. Wendy Taylor stated that they have lived here 15 years and live within proximity to the Manchester Connector and are highly in favor of this project.

VIII. RESPONSE TO OPEN FORUM

Mr. Judson thanked all the members who spoke. He stated that he appreciated all their positive comments.

IX. WATER LOAN PREPAYMENT

Chairperson Brandenburg spoke about the Board looking into refinancing a few years ago for the Water Bond and more recently looking at a pre-payment to pay the Water Bond off earlier. Mr. Judson spoke about the original plan via the October 2, 2020, memo that was provided in the Board packet. He reiterated that there was discussion about adopting a three-year payment plan to get rid of the entire water bond and in 2021 it was fulfilled with a \$1.6 million payment. This year it is recommended that the Board authorize Management to follow the accelerated three-year payment schedule. Based upon the facts of the situation, three of the brokers recommended we follow the accelerated payment schedule. Stacie also mentioned that by following this plan we would save an additional \$28,000 in interest expense for the next year.

Chairperson Brandenburg called for a motion to authorize the \$1.5 million payment for 2022. Director Portillo made a motion authorizing Management to pay \$1.5 million on the Water Bond debt for 2022. This additional payment will help pay off this debt earlier than originally planned. Director Hagan seconded the motion. There were a few questions and brief discussion about the accelerated payment whereas Stacie Higgins, Controller answered these questions. Following that a vote was taken, and that vote was unanimous in favor of this plan.

X. PROPOSED MANCHESTER CONNECTOR

Mr. Judson discussed the plan for the proposed Manchester Connector project. This project is part of an ongoing effort by the Trailblazers to always improve the trails. Also, one of the efforts that they are working on is to make smaller looping areas. One of the concerns in the past was some of the "pinch point" areas in the trail. Erin Rushing, from the Trailblazers, spoke with all the property owners (improved and unimproved lot owners) in those areas regarding these concerns. In speaking with them there was one issue raised by a lot owner whereas Erin re-routed the trail to accommodate the landowner's concern. There would be no cost to the POA for this project. The project would require a three-way agreement between the city of Bella Vista, the POA and the Trailblazers. As with similar previous agreements, the Trailblazers have made a commitment there will be no increase in the maintenance cost to the POA for a minimum of three years.

Chairperson Brandenburg called for a motion to approve the Manchester Connector project. Director Hagan made a motion authorizing Management to enter into an agreement with the City of Bella Vista and the Trailblazers for the Manchester Connector. Director Bidwell seconded. There was no discussion. The motion passed 7-2 with Director Simms and Director Fosdick opposed.

XI. CAPITAL PROJECT-HIGHLANDS PIZZA KITCHEN PROPOSAL

Director of Food and Beverage, Tommy Lee spoke about his request to the Board regarding opening a pizza kitchen at Highlands. The plan is to start with a simplified menu, start small and expand from there. Mr. Lee's request is for \$45,000 which would include the cost of the equipment and retooling the kitchen space for efficient preparation and service. Mr. Lee stated that he believes that this is a very small investment for what he foresees as being a quick return on that investment. There have been many requests from the public regarding putting a restaurant at the Highlands, however, he didn't feel that the demographics have been right until now. He, with the help of the water department, has been monitoring the meter installations on properties and they have grown exponentially. Due to this, the population and demographic in this area, and the sales growth at Highlands due to the remodel last year all these factors will help make this project successful.

Vice-Chairperson, Jerre Barron, Jr. made a motion approving the capital expenditure of \$45,000 for the development of a pizza kitchen at Highlands. Director Gain seconded the motion. Several Board Members made positive comments about this addition and Chairperson Brandenburg called for the vote. The vote approving the development of the pizza kitchen was unanimous.

XII. ELECTION COMMITTEE NOMINATIONS

Tom Throne, a longstanding member of the Election Committee has sold his lot in Bella Vista and so with that has had to step down from the committee. Mr. Judson thanked Mr. Throne for his many years of service on the Election Committee. Due to that, the Election Committee has been left with two vacancies. In order to bring the committee up to 5 members the Election Committee has nominated Jan Dobbertin and Brian Church to each serve a three-year term on the committee.

Chairperson Brandenburg called for a motion for the election of two members to the Election Committee. Director Abb made a motion for Jan Dobbertin to serve a three-year term on the Election Committee. Vice-Chairperson Barron seconded the motion. There was no discussion. The vote was unanimous.

Director Portillo made a motion for Brian Church to serve a three-year term on the Election Committee. Director Gain seconded the motion. There was no discussion. The vote was unanimous.

XIV. NEW BUSINESS

Due to omission of the proposed changes to Policy 8.01 and Policy 1.02 from the October Work Session meeting, the required readings for these proposed changes will take place at the November 11, 2021 Work Session meeting.

XV. ANNOUNCEMENTS

- a) **Board of Directors GM Meeting** – Thursday, November 4th at 9:00 a.m. in the Boardroom at the Country Club. **(Closed Meeting)**
- b) **Recreation Joint Advisory Committee Meeting** – Monday, November 8th at 4:00 p.m. in the Boardroom at the Country Club and via Live Stream.
- c) **Golf Joint Advisory Committee Meeting** – Wednesday, November 10th at 4:00 p.m. in the Boardroom at the Country Club and via Live Stream.
- d) **Board of Directors Work Session Meeting** – Thursday, November 11th at 6:00 p.m. in the Auditorium at Riordan Hall and via Live Stream. Annual presentation of the budget to the membership.
- e) **Board of Directors Regular Meeting** – Thursday, November 18th at 6:00 p.m. in the Boardroom at the Country Club and via Live Stream.
- f) **Lakes Joint Advisory Committee Meeting – No November Meeting.** December meeting is Wednesday, December 1st at 2:00 p.m. in the Boardroom at the Country Club and via Live Stream.
- g) **Rules & Regulations Committee Meeting** – Thursday, January 13th at 1:30 p.m. in the Boardroom at the Country Club and via Live Stream.

XVI. ADJOURNMENT

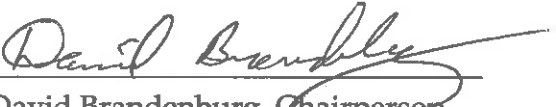
Chairperson Brandenburg adjourned the meeting at 7:08 p.m.

Submitted:



Corinne Morin, Corporate Secretary

Approved:



David Brandenburg, Chairperson

