

**BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING (REGULAR SESSION)**

November 18, 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, Human Resources Manager Carmen Burasco, Food & Beverage Operations Manager, Scott Redington, Lakepoint Manager, Whitney Stone and Golf Course Maintenance Assistant Superintendent, Wendi Barnes, Chris Stockman, Recreation JAC Chair, four members from the media and two community members.

I. CALL TO ORDER

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

XIV. PLEDGE OF ALLEGIANCE

XV. CELEBRATING SUCCESS

This month we were able to recognize two of our employees. Scott Redington, Food and Beverage Operations Manager presented Whitney Stone, the Manager at Lakepoint, with a Celebrating Success award. On Veteran's Day, Whitney had an idea to provide a communal dining table for single Veterans for the restaurant's Veterans Day meal. The Veterans that came together at this table were thrilled at this opportunity to meet other Veterans and share stories.

Next, Golf Course Maintenance Assistant Superintendent, Wendy Barnes received a Celebrating Success award for bravely assisting a community member. While working, Wendy noticed a car cross over many lanes of traffic and saw the car go into a pond located on the golf course. She quickly responded to their aid and the incident had the best possible outcome, which was due to Wendy's quick thinking and response to the incident.

XVI. APPROVAL OF MINUTES (BOARD VOTE)

Chairperson Brandenburg called for a motion to approve the minutes of October 28, 2021, Regular Session Board Meeting. Vice Chairperson Barron motioned to approve the Board of

Directors October 28th Regular Session Board Meeting minutes. Director Portillo seconded. The motion passed unanimously.

Chairperson Brandenburg called for a motion to approve the minutes of the November 11, 2021, Working Session Board Meeting. Director Abb motioned to approve the Board of Directors November 11th Working Session minutes. Director Bidwell seconded. The motion passed unanimously.

XVII. 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: There was no Lake JAC Committee Meeting held in November.

Golf JAC Committee: The November Golf JAC Committee Meeting was cancelled.

Recreation JAC Committee: Chris Stockman, Recreation JAC Chair reported on the meeting held on November 8, 2021. He summarized the committee community reports, areas that they feel need some attention, and a lot of areas that are looking great. The Recreation Committee's next meeting will be on Monday, December 13, 2021, at 4:00 p.m. in the BVCC Boardroom.

XVIII. FINANCIAL REPORT

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

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

No comments currently.

XX. RESPONSE TO OPEN FORUM

None currently.

XXI. 2022 BUDGET PRESENTATION AND APPROVAL

Mr. Judson presented the 2022 Budget. The presentation and the budget are available on our website at <https://bellavistapoa.com/governance/financials/>.

Vice Chair Barron made a motion to approve the 2022 Operating, Capital, and Cashflow Budget as presented. Director Bidwell seconded the motion. The motion passed unanimously.

Director Hagan made a motion to approve the 2022 Fee Schedule as presented. Director Portillo seconded the motion. The motion passed unanimously.

There was no further discussion regarding the 2022 Budget.

XXII. ADDITIONAL CHANGES TO POLICY 8.01-*Directors and Officers Indemnification*-Second of two required readings.

Director Portillo made a motion approving the changes to Policy 8.01- *Directors and Officers Indemnification*-the second of two required readings. Vice Chair Barron seconded the motion. The motion passed unanimously. There was no further discussion.

XXIII. CHANGES TO POLICY 1.02-*Establishing, Changing or Rescinding Governing Documents*-Second of two required readings.

Vice Chair Barron made a motion approving the changes to Policy 1.02-*Establishing, Changing, or Rescinding Governing Documents* the second of two required readings. Director Hagan seconded the motion. The motion passed unanimously. There was no further discussion.

XXIV. CELL TOWER LEASES

Director Hagan made a motion to accept the proposed buyout on the four cell tower ground leases which will net the POA \$565,000. Director Gain seconded the motion. Following discussion and comments from each board member regarding the cell tower ground leases, Chairperson Brandenburg called for a vote. The motion passed with 5 Board Members in favor and 4 opposed. Directors Simms, Fosdick, Abb, and Bidwell opposed.

Director Gain made a motion to accept the proposed buyout on the water tower lease which will net the POA \$338,400. Director Portillo seconded the motion. There were a few Board Member had some comments regarding this buyout and following that Chairperson Brandenburg called for the vote. The motion passed with 5 Board Members in favor and 4 opposed. Directors Simms, Fosdick, Abb, and Bidwell opposed.

XIV. NEW BUSINESS

There was no new business.

XV. ANNOUNCEMENTS

- a) **Board of Directors GM Meeting** – Thursday, December 2nd at 2:30 p.m. in the Boardroom at the Country Club. **(Closed Meeting)**
- b) **Golf Joint Advisory Committee Meeting** – Wednesday, December 8th at 4:00 p.m. in the Boardroom at the Country Club and via Live Stream.
- c) **Board of Directors Work Session Meeting** – Thursday, December 9th at 9:00 a.m. in the Boardroom of the Country Club and via Live Stream.
- d) **Recreation Joint Advisory Committee Meeting** – Monday, December 13th at 4:00 p.m. in the Boardroom at the Country Club and via Live Stream.

- e) **Board of Directors Regular Meeting** – Thursday, December 16th at 6:00 p.m. in the Boardroom at the Country Club and via Live Stream.
- f) **Lakes Joint Advisory Committee Meeting** – Wednesday, January 12th 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

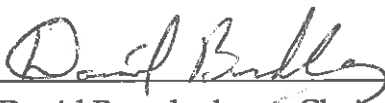
Chairperson Brandenburg adjourned the meeting at 7:14 p.m.

Submitted:

Approved:



Corinne Morin, Corporate Secretary



David Brandenburg, Chairperson