

**BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING - (REGULAR SESSION)
JANUARY 27, 2022, 6:00 p.m. BOARDROOM AT THE COUNTRY CLUB AND
VIA ZOOM**

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

BOARD MEMBERS ABSENT: None

BOARD MEMBER PROXY: None

OTHERS PRESENT: Chief Operating Officer Tom Judson, Chief Financial Officer Stacie Higgins, Corporate Secretary Corinne Morin, Rob Ritschel, Election Committee Chair, 12 members and 3 people from the media.

I. CALL TO ORDER

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

II. PLEDGE OF ALLEGIANCE

III. CHANGES OR ADDITIONS TO THE AGENDA

There were no changes or additions to the agenda.

IV. CELEBRATING SUCCESS

This month we were honored to get to recognize three of our POA employees for Celebrating Success, Lake Ranger Mark Miller, Lake Ranger Bob Walker and Member Services Specialist David Wright. Lakes, Parks & Fisheries Superintendent, Rick Echols explained that on 10/28/21, David Wright received word from an angler that a boat on Loch Lomond was sinking. Mr. Wright then contacted Ranger Walker (on his day off) and together they did some research to gain the identity of the boat owner, who was then contacted. Ranger Miller then contacted Mr. Echols to obtain a water pump whereas Ranger Miller immediately began pumping water out of the sinking boat. The owner of the boat arrived soon thereafter and was extremely grateful. Amid helping the boat owner, Ranger Miller also noticed that the POA rental fishing boat was also partially submerged. Trails and Outdoor Recreation Manager Trey Anson was notified, and he arrived at the scene to pump out the rental boat. Costly repairs were averted in both cases thanks to the quick response and action taken by our POA employees.

V. ELECTION COMMITTEE BOARD CANDIDATE ANNOUNCEMENT AND LOTTERY DRAWING

Election Committee Chairperson Rob Ritschel announced that he would be drawing the Board Candidate names to determine their placement on the ballot. He also mentioned that anytime these candidates are mentioned moving forward throughout the election they

would appear in this same order. The Board Candidates will appear on the ballot in the following order: Jason Loyd, MaryAnn Bradley, Jerre Barron, Jr., Mike Abb and Sheila Heward.

VI. APPROVAL OF MINUTES (BOARD VOTE)

Vice Chairperson Jerre Barron, Jr. motioned to approve the December 16, 2021, Board of Directors Regular Session Board Meeting minutes. Director Portillo seconded. There was no discussion. The motion passed unanimously.

Director Jackie Gain motioned to approve the January 20, 2022, Board of Directors' Working Session minutes. Director Mike Abb seconded. The motion passed unanimously.

VII. JOINT ADVISORY COMMITTEE REPORTS

For a full report of their meeting, please visit our web page, <https://bellavistapoa.com/governance/committees/>.

LAKES JAC COMMITTEE:

Mr. Judson gave the highlights from the January 12th Lakes JAC Committee meeting. He reported that boat registrations were up 10.7% from last year, most of those from kayaks, canoes, and other non-motorized boats. The Loch Lomond draw down is proceeding normally, the Lake Ann sinkhole will be filled soon, and the Lakes Committee approved the Metfield Kids Fishing Derby and the June Kayak Demo Days. The next Lakes JAC Committee meeting will be held on Wednesday, February 9, 2022, at 2:00 p.m.

RECREATION JAC COMMITTEE:

Chris Stockman, Recreation JAC Chair reported on the meeting held on Monday, January 19, 2022. He summarized the committee community reports, areas that they feel need some attention, and a lot of areas that have been worked on and look great. He also mentioned that the committee is optimistic about the board vote during tonight's meeting to approve the two new committee member recommendations to the Recreation JAC Committee. The two nominees are Kathleen Coughlin and Cindy Thompson. The Recreation Committee's next meeting will be on Monday, February 14, 2022, at 4:00 p.m. in the BVCC Boardroom.

GOLF JAC COMMITTEE:

Jason Loyd, Golf JAC Chair reported on the meeting held on Wednesday, January 12, 2022. He stated that golf had an amazing year in 2021. Golf rounds were up over 6,900 from last year, range buckets were up over 4,700, and the pro shops were up over 48% in sales. An outstanding year for golf and it continues to grow. He also reported that repairs continue on the cart paths, the concrete at the driving range at Highlands has been poured and should be ready the end of this month or beginning of February, collar repairs are happening at BVCC and the carts for our new cart lease are coming in. Lastly, the gold tee areas are being re-done at all the course and when that is complete the USGA will be out to re-rate all the courses. The next Golf JAC Committee meeting will be held on Wednesday, February 9, 2022, at 4:00 p.m.

VIII. FINANCIAL REPORT

Chief Financial Officer Stacie Higgins presented a re-cap of the financial success of the POA for 2021. She also shared a “Year in Review” video that Marketing put together for the Board meeting. Once the financials are final, they will be available on our website at Year in Review <https://bellavistapoa.com/governance/financials/>.

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

- a) Member Tony Cristee spoke about the connector trail that he is proposing at Tavistock and Lesbury.
- b) Corporate Secretary Corinne Morin read two emails that were received regarding the connector trail. One was from CEO of the Trailblazers + ETHIC, Erin Rushing and the second was from Sebastian and Caitlin Soto that live at 12 Tavistock Drive. Both emails expressed their support for the proposed connector trail at Tavistock and Lesbury.
- c) POA Member Terry Tomlin who lives at 24 Tavistock also expressed his support for the connector trail.

X. RESPONSE TO OPEN FORUM

- a) Following the Open Forum was the agenda item for the Tavistock and Lesbury Trail Proposal. Comments and discussion continued from agenda item XI under New Business.

NEW BUSINESS

XI. TAVISTOCK AND LESBURY TRAIL PROPOSAL (BOARD VOTE)

Vice Chairperson Barron made a motion to approve the addition of a connector trail at Tavistock Drive and Lesbury Lane. Director Portillo seconded the motion. This trail will be developed in partnership with the City of Bella Vista and the Trailblazers, with the understanding there will be no increase in costs to the POA for three years. After discussion and comments from several Board members a vote was taken, and the motion passed 7-2 in favor of the connector trail. Directors Simms and Fosdick opposed the connector trail.

XII. APPOINTMENT OF CORPORATE OFFICERS (BOARD VOTE)

Chairperson Brandenburg stated that in accordance with Article VII of the Bylaws, each year the Board appoints the positions of President, Vice President, Secretary and Treasurer. Chairperson Brandenburg then called for a motion. Director Mike Abb made a motion to appoint Tom Judson as President, Doug McCash as Vice President, Corinne Morin as Secretary, Roxie Goines as Assistant Secretary and Stacie Higgins as Treasurer. Vice Chairperson Jerre Barron, Jr. seconded the motion. The motion passed unanimously.

XIII. RECREATION COMMITTEE NOMINATIONS (BOARD VOTE)

The Recreation Committee has two positions to fill. Three candidates applied for the openings and the Committee selected the following two candidates: Kathleen Coughlin and Cindy Thompson. Chairperson Brandenburg called for a motion to approve these nominations. Director JB Portillo made a motion to approve the nomination of Kathleen

Coughlin for the Recreation Committee. Director Jackie Gain seconded the motion. The motion passed unanimously.

Director Jan Hagan then made a motion to approve the nomination of Cindy Thompson for the Recreation Committee. Vice Chairperson Jerre Barron, Jr. seconded the motion. The motion passed unanimously.

XIV. CAPITAL PROJECTS-RENTAL BOAT MOTOR (BOARD VOTE)

Chairperson Brandenburg asked that Mr. Judson speak about the Boat Motor Capital Project. Mr. Judson explained that for the 2022 budget the POA had just under \$10K in the Operating Budget for the purchase of a replacement boat motor. However, at the time of writing the budget Management was under the impression that they would not have to pay sales taxes on the replacement motor. This would have kept the purchase under the \$10K capital threshold. They thought that no sales tax would have to be paid on this purchase since the individuals that rent the boat pay sales taxes. Upon consulting with BKD, they found out that they do pay sales tax on this purchase. Since the sales tax brings the total of the replacement motor over the \$10K threshold they are asking the Board to allow this purchase to be a capital project. Chairperson Brandenburg called for a motion to allow for this purchase. Director Mike Abb made a motion to approve the capital expenditure of \$10,548 for a new motor, with the understanding that the \$10,000 in the 2022 Operating Budget will go unused. Director JB Portillo seconded the motion. The motion passed unanimously.

XV. 2021 MEMBER SURVEY RESULTS

Mr. Judson shared a PowerPoint presentation with the results from the 2021 Member Survey and Focus Groups. There were several comments from Board Members regarding the results of the survey and the information that was gathered from the membership. Mr. Judson then stated that the link to the survey and focus group results are available on the POA website for those that wish to look at them more in depth.

XVI. ANNOUNCEMENTS

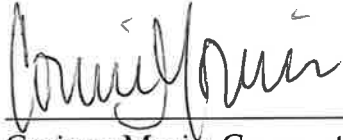
- a. **Lakes Joint Advisory Committee Meeting** -Wednesday, February 9th at 2:00 p.m. in the Boardroom at the Country Club and via Live Stream.
- b. **Golf Joint Advisory Committee Meeting** -Wednesday, February 9th at 4:00 p.m. in the Boardroom at the Country Club and via Live Stream.
- c. **Rules and Regulations Committee Meeting** -Thursday, February 10th at 1:30 p.m. in the Boardroom at the Country Club and via Live Stream.
- d. **Board of Directors GM Meeting**-Thursday, February 10th at 2:30 p.m. in the Boardroom of the Country Club (**CLOSED MEETING**)
- e. **Recreation Joint Advisory Committee Meeting** -Monday, February 14th at 4:00 p.m. in the Boardroom at the Country Club and via Live Stream.
- f. **Board of Directors Work Session Meeting** -Thursday, February 17th at 9:00 a.m. in the Boardroom of the Country Club and via Live Stream

- g. **Board of Directors Regular Session Meeting** -Thursday, February 24th at 6:00 p.m. in the Boardroom of the Country Club and via Live Stream

XVII. ADJOURNMENT

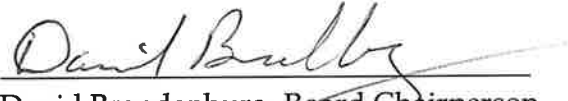
Chairperson Brandenburg adjourned the meeting at 7:38 p.m.

Submitted:



Corinne Morin, Corporate Secretary

Approved:



David Brandenburg, Board Chairperson