

**BELLA VISTA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING (WORK SESSION)
FEBRUARY 17, 2022, ° 9:00 A.M. °
BOARDROOM AT THE COUNTRY CLUB AND VIA ZOOM**

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

BOARD MEMBERS ABSENT: None

BOARD MEMBER PROXIES: None

OTHERS PRESENT: Chief Operating Officer Tom Judson, General Counsel Doug McCash, Chief Financial Officer Stacie Higgins, Corporate Secretary Corinne Morin and Recreation JAC Committee Member Kathleen Coughlin.

I. CALL TO ORDER

Chairperson Brandenburg called the meeting to order at 9:00 a.m.

II. CHANGES OR ADDITIONS TO THE AGENDA

There were no changes or additions to the agenda.

III. OPEN FORUM

There were no member comments.

IV. BOARD OR MANAGEMENT RESPONSE

There were no member comments for response.

V. TIMELINE FOR THE FIVE-YEAR STRATEGIC PLAN

Mr. Judson explained the Timeline for the Development of the Five-Year Strategic Plan. The members of the Five-Year Strategic Plan Task Force will be Directors Portillo and Hagan and Chairperson Brandenburg.

VI. CHANGE IN CAPITAL PROJECT

The Dogwood Pump House Rebuild project was recently completed from the 2021 Capital Budget. The original estimate to complete the project was \$20,000, however, the project ended up costing \$27,001.47. The reasons for the overrun in cost are as follows:

- The original estimate for the 2021 project was created in August of 2020. Since that time costs have gone up significantly over the span of 18 months.

- A large portion of the overage came from electrical costs. Originally, substantial changes to the electrical system were not anticipated. Once the project began, it was determined that substantial changes were required for the electrical.

Mr. Judson stated the Governing Documents provide the flexibility to exceed the original project cost by 10%. Unfortunately, the completed cost exceeded the 10% threshold, so the Board will have to authorize the change in the Capital Project amount.

VII. THREE-BID WAIVER-FUEL PUMP CAPITAL PROJECT

Mr. Judson discussed the need for a three-bid waiver for the Fuel Pump Capital Project. The Board approved a new Fuel Pump and Control System at the cost of \$80,000 for the 2022 Capital Budget. The Director of MAC and Water, Mike Taggart contacted three companies to do the work, unfortunately one of the companies contacted was too busy to submit a bid. Since Northwest Arkansas is a small market, Mr. Taggart was unable to locate another company to submit a bid. Mr. Taggart was successful in securing two bids:

| | |
|--------------------------|-------------|
| NWESTCO | \$81,231.34 |
| Domino Equipment Company | \$92,906.15 |

The plan is to go with the lower bid submitted by NWESTCO which is \$1,231.34 over budget, however, the overage is within the 10% threshold.

Per policy, if we are unable to obtain three bids, Management is required to seek a waiver from the Board of Directors.

VIII. RULES AND REGULATIONS COMMITTEE-PROPOSED CHANGES TO POLICY 3.04-GUEST POLICIES

On February 10th the Rules and Regulations Committee met and has recommended changes to Policy 3.04-*Guest Policies*. Mr. Judson read through the proposed changes to the policy. Vice Chairperson Barron, who is the Chair of the Rules and Regulations Committee, stated that he would like to take this policy back to the Rules and Regulations Committee for further discussion. Directors Portillo and Fosdick, who are also Rules and Regulations Committee Members, agreed that further discussion was merited. The remaining Board members were not opposed to this policy being looked at further.

IX. LAKES COMMITTEE NOMINATIONS

The Lakes Joint Advisory Committee has three members whose committee term expire June 2022. The nominations for Matt Champagne and Kelly Austin to serve another term on the

committee are being brought to the Board. One more member will need to be recruited and this vacancy will be advertised for applications to the General Membership.

X. ANNOUNCEMENTS

- a. **Board of Directors Regular Session**-Thursday, February 24th at 6:00 p.m. in the Boardroom at the Country Club
- b. **Lakes Joint Advisory Committee Meeting** – Wednesday, March 9th, at 2:00 p.m. in the Boardroom at the Country Club and via Live Stream
- c. **Golf Joint Advisory Committee Meeting** – Wednesday, March 9th, at 4:00 p.m. in the Boardroom at the Country Club and via Live Stream
- d. **Rules and Regulation Committee Meeting**- Thursday, March 10th at 1:30 p.m. in the Boardroom at the Country Club and via Live Stream
- e. **Board of Directors GM Meeting** – Thursday, March 10th at 2:30 p.m. in the Boardroom at the Country Club and via Live Stream (**CLOSED MEETING**)
- f. **Recreation Joint Advisory Committee Meeting** – Monday, March 14th, at 4:00 p.m. in the Boardroom at the Country Club and via Live Stream
- g. **Meet the Candidates**- Wednesday, March 16th at 6:00 p.m. at Riordan Hall
- h. **Board of Directors Work Session** – Thursday, March 17th, at 9:00 a.m. in the Boardroom at the Country Club and via Live Stream
- i. **Board of Directors Regular Session** – Thursday, March 24th, at 6:00 p.m. in the Boardroom at the Country Club and via Live Stream

XI. ADJOURNMENT

Chairperson Brandenburg adjourned the meeting at 10:05 a.m.