

**BELLA VISTA VILLAGE PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING - (REGULAR SESSION)  
March 24, 2022, 6:00 p.m. VIA ZOOM**

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

**BOARD MEMBERS ABSENT:** None

**BOARD MEMBER PROXY:** None

**OTHERS PRESENT:** Chief Operating Officer Tom Judson, General Counsel Doug McCash, Chief Financial Officer Stacie Higgins, Assistant Corporate Secretary Roxie Goines, Administrative Assistant Jessica McCrary. At least one member was present to speak in front of the Board.

**I. CALL TO ORDER**

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

**II. PLEDGE OF ALLEGIANCE**

**III. CELEBRATING SUCCESS**

The Lakes and Parks Director Rick Echols presented the award by saying, this award is normally held for our POA employees, however members Dale and Carol Phillips went above and beyond. In December, Dale and Carol saw two individuals who were stranded on the lake and one individual was suffering from stage three hypothermia. The Phillips' graciously brought them into their home and provided them with much needed assistance.

**IV. APPROVAL OF MINUTES (BOARD VOTE)**

Chairperson Brandenburg called for a motion to approve the minutes of February 24, 2022, Regular Session Board meeting. Vice-Chair Barron motioned to approve the Board of Directors Regular session Board meeting minutes. Director Hagan seconded. There was no discussion. The motion passed unanimously.

Chairperson Brandenburg called for a motion to approve the minutes of March 17, 2022, Work session. Director Portillo motioned to approve the February 17, 2022, Board of Directors Working Session minutes. Director Gain seconded. 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 website, <https://bellavistapoa.com/governance/committees/>.

**LAKES JAC COMMITTEE:**

Mr. Judson gave the highlights from the March 9<sup>th</sup>, 2022.

- The Loch Lomond drawdown is complete, and the lake is being refilled.
- Lake Ann sinkhole work will begin once the lake has been lowered by two feet. While the lake is down, the boat ramp will remain in use.
- The Fly Tyer's club added fish habitat to our lakes.

#### **RECREATION JAC COMMITTEE:**

Mr. Judson shared highlights from the meeting held on March 14, 2022.

- All amenities showing normal activity and good conditions with the following notes:
- Branchwood: Has two maintenance sheds really in need of painting.
- Blowing Springs Recreational area: Pioneer Member Gear Garden mugs are being requested and it was found that the operating hours of the Gear Garden need synchronizing between posted signage and online resources.
- Tiree Park: A few maintenance items were reported to the staff, most notable the wooden boat ramp planks are showing wear including a large hole in the deck.
- Buzz is happening about the remodel for Riordan (The Hub and MS building).
- Nicole Finney is the new Branchwood facility manager.
- Sunshades are being installed at Branchwood next to pickleball courts.

#### **GOLF JAC COMMITTEE:**

The golf committee chair Jason Lloyd reported on the meeting held Wednesday, March 9, 2022.

- Golf Rounds were down in February because of the weather.
- The BVCC Collar Project is almost complete. Sod will be delivered next week and hopefully installed.
- Plaques were installed. USGA will have all ratings done by May 5<sup>th</sup>
- APT/WAPT scheduled May 25-28. Pro-Am the 24<sup>th</sup>. Highlands main golf course 4 days of play, and BVCC 2 days.
- Cart path repairs on Dogwood #1, #7, #17 improvement. Kingswood around # 16 tee.
- The committee voted on closing Scottsdale and Brittany in January and February, with the option of opening with favorable weather as determined by the golf course superintendent. Motion passed unanimously. The reason for this is because it takes a tremendous amount of work hours to cover and uncover the greens.
- The next Golf JAC Committee meeting will be held on Wednesday, April 6, 2022, at 4:00 p.m. in the Boardroom at the Country Club.

## **VI. FINANCIAL REPORT**

Chief Financial Officer Stacie Higgins presented the February 2022 financials. To review the presentation and financials please visit our website.

<https://bellavistapoa.com/governance/financials/>.

## **VII. OPEN FORUM – PROPERTY OWNER COMMENTS LIMITED TO 3 MINUTES**

Mr. Jim Parsons (Duvall Lane) spoke regarding the remodeling of Riordan Hall and proposed the biggest sum of our tax dollars goes to the education of our children.

Therefore, the Patriots of Bella Vista would like to propose that Bella Vista residents form

our own school district and let the Arkansas Department of Education pay for the renovation.

**VIII. RESPONSE TO OPEN FORUM**

Mr. Judson responded saying, over the years, he has had numerous discussions with the school district, and their opinion is that Riordan Hall would not meet the needs of a school. On East McNelly Rd the school district owns 106 acres, and he has been told a school might be built at that location. And Mr. Judson spoke recently with Mayor Christie, he also said that Riordan Hall would not meet the needs of a school.

**NEW BUSINESS**

**IX. PROPOSED ASSESSEMENT VOTE – AUGUST (BOARD VOTE)**

Mr. Judson gave an overview of the proposed assessment increase of \$3. Our focus is to keep our amenity/user fees the same for the next three years. An example would be boaters, golfers and/or fitness users who would have the current fee structure stay the same over the next three years. Unfortunately, if this assessment increase does not pass, the amenity fees will have to increase, such as green fees, boat rentals and fitness facilities. The \$3 for 3 is for improved lots, as history shows, improved lots are the highest users of our amenities.

Chairperson Brandenburg called for a motion to approve the proposed assessment vote. Director Hagan motioned to approve the proposed assessment by making a motion for the membership to take a vote on a \$3 per month increase in assessments for improved properties. The cutoff date to determine members in good standing will be July 31<sup>st</sup>. The vote will commence on August 10<sup>th</sup> and will end on September 21<sup>st</sup>. A meeting of the membership to reveal the outcome of the vote will take place on September 21<sup>st</sup> at 6:00pm. If approved by the membership in accordance with the governing documents, the increase will go into effect on March 1, 2023. Director Barron seconded. After discussion, the motion passed 8 to 1, with Director Fosdick opposing.

**X. PROPOSAL TO PAY OFF THE WATER BOND EARLY (BOARD VOTE)**

Chairperson Brandenburg called for a motion to approve the proposal to pay off the water bond early. Director Bidwell motioned to approve the proposal to pay off the water bond early by making a motion authorizing management to make a final Water Bond payment, estimated at \$1,506,375, by March 31, 2022. Director Portillo seconded. There was no discussion. The motion passed unanimously.

**XI. NEW CORPORATE SECRETARY (BOARD VOTE)**

Chairperson Brandenburg called for a motion to approve the new Corporate Secretary. Director Portillo motioned to approve the new Corporate Secretary by making a motion naming Jessica McCrary as the new Corporate Secretary for the POA. Director Barron seconded. There was no discussion. The motion passed unanimously.

**XII. ANNOUNCEMENTS**

- a) **Board of Directors Voter Eligibility Cut-off** – Thursday, March 31<sup>st</sup>
- b) **Golf JAC meeting** – Wednesday, April 6<sup>th</sup>, at 4:00 p.m. in the Boardroom at the Country Club and via Live Stream. **Note:** Please note change in date.
- c) **Recreation JAC meeting** - Monday April 11<sup>th</sup>, at 4:00pm all Zoom, no in-person meeting. **Note:** Please note all Zoom.
- d) **Rules and Regulations** – Thursday, April 14<sup>th</sup> at 1:30 p.m. at Lakepoint and via Livestream. **Note:** Please note change in location.
- e) **Board of Directors GM meeting** – Thursday April 14<sup>th</sup> at 2:30pm at Lakepoint (CLOSED MEETING). **Note:** Please note change in location.
- f) **Lakes JAC meeting**- Wednesday, April 20<sup>th</sup> at 2:00pm in the Boardroom at the Country Club and via Livestream. **Note:** Please note change in date.
- g) **Board of Directors Work Session** – Thursday, April 21<sup>st</sup> at 9:00 a.m. in the Boardroom at the Country Club and via Live Stream.
- h) **Board of Directors Regular Session** – Thursday, April 28<sup>th</sup>, at 6:00 p.m. in the Boardroom at the Country Club and via Live Stream

**XIII. ADJOURNMENT**

Chairperson Brandenburg adjourned the meeting at 6:49 p.m.

Submitted:

Approved:



Roxie Goines, Assistant Corporate Secretary



David Brandenburg, Board Chairperson