

**BELLA VISTA PROPERTY OWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING (WORK SESSION)**  
**April 21, 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, JB Portillo, Jan Hagan, Sandy Fosdick, Jackie Gain, Jan Simms, 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 Jessica McCrary.

**I. CALL TO ORDER**

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

**II. CHANGES OR ADDITIONS TO THE AGENDA**

Two walk-in items for the agenda.

- Audit- Annual draft presentation from BKD.
- Two open positions on the Lakes Joint Advisory committee.

**III. OPEN FORUM**

There were no member comments.

**IV. BOARD OR MANAGEMENT RESPONSE**

There were no member comments for response.

**V. NON-PERFORMING LOTS REPORT**

Mr. Judson gave a brief definition of non-performing lots. In 2016, the POA had 17.3% of all lots which were non-performing. In a team effort from Accounting and Legal, they stepped up to the challenge of lowering the percentage. We have seen a steady reduction in the percentage of non-performing lots, from 17.3% to 5.7% as of the end of March 2022.

Remarkable success!

**VI. UPDATE ON NORTHSTAR INSTALLATION**

We could launch NorthStar in two months, however that would be in our peak season. The final Go-live date for NorthStar implementation is November 1, 2022. This will supply our teams with additional time for training and ensure a smooth transition during the off season.

## VII. BUDGET CALENDAR 2023

A few dates have been moved up by as much as three weeks to allow breathing room when the conversion takes place for NorthStar. The Board of Directors to vote on in the Regular meeting on April 28, 2022.

## VIII. AUDIT

The Audit Committee meeting was held on April 20, 2022, to cover the Independent Auditor's Reports and Financial Statements, December 31, 2021, and 2020 with the auditor's BKD. Director Portillo motioned to accept the Draft Independent Auditor's Report and Financial Statements as presented and send it to the Board for a vote. Director Gains seconded the motion. There was no further discussion. The motion was unanimously approved. The Board of Directors to vote on in the Regular meeting on April 28, 2022.

## IX. LAKES JOINT ADVISORY COMMITTEE

The Lakes JAC have interviewed two candidates and would like to recommend the following candidates for the two open positions on the committee:

- Scott Sborov
- Michael Coughlin

The Board will vote on these candidates in the Regular meeting on April 28, 2022.

## X. ANNOUNCEMENTS

- a. **Recreation JAC Meeting** – Monday, May 9<sup>th</sup> at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.
- b. **Lakes JAC Meeting** – Wednesday, May 11<sup>th</sup> at 2:00 pm. in the Boardroom at the Country Club and via Livestream.
- c. **Golf JAC Meeting** – Wednesday, May 11<sup>th</sup> at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.
- d. **Board of Directors GM Meeting** – Thursday, May 12<sup>th</sup> at 2:30 p.m. in the Boardroom at the Country Club (CLOSED MEETING).
- e. **Annual Meeting/Election Results**- Tuesday, May 17<sup>th</sup> at 6:00 p.m. at Riordan Hall and via Livestream.
- f. **Board of Directors Work Session** – Thursday, May 19<sup>th</sup> at 9:00 a.m. in the Boardroom at the Country Club and via Livestream.
- g. **Election of Officers and Board Committee Assignments**-Thursday, May 26<sup>th</sup> at 4:00 p.m. in the Boardroom at the Country Club (CLOSED MEETING)
- h. **Board of Directors Regular Session** – Thursday, May 26<sup>th</sup> at 6:00 p.m. in the Boardroom at the Country Club and via Livestream.
- i. **Board Orientation** - Friday, May 27<sup>th</sup> at 9:00 a.m. in the Boardroom at the Country Club (CLOSED MEETING) Note: This meeting is starting one hour earlier than originally planned.
- j. **Board Tour of Amenities** – Friday, June 3<sup>rd</sup> at 9:00a.m., meet in the lobby at the Country Club (CLOSED MEETING).

**XI. ADJOURNMENT**

**XII.** Chairperson Brandenburg adjourned the meeting at 9:19 a.m.