

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

April 28, 2022, 6:00 p.m.

BOARD MEMBERS PRESENT: Vice Chair Jerre Barron, Director Mike Abb, Director Teah Bidwell, Director Jackie Gain, Director JB Portillo, Director Jan Simms, Director Sandy Fosdick, and Director Jan Hagan.

BOARD MEMBERS ABSENT: Chairperson David Brandenburg

BOARD MEMBER PROXY: Vice-Chair Barron held Chairperson Brandenburg's stipulated proxy.

OTHERS PRESENT: Chief Operating Officer Tom Judson, General Counsel Doug McCash, Chief Financial Officer Stacie Higgins, Corporate Secretary Jessica McCrary.

I. CALL TO ORDER

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

II. PLEDGE OF ALLEGIANCE

III. CELEBRATING SUCCESS

Director of Marketing Kim Carlson presented a celebrating success award to our Creative Director Greg Sellers and publisher for our marketing team. Greg does a tremendous job for the Insider magazine of Bella Vista. We are proud to have Greg on our team. Members have often praise and compliment Greg's work.

IV. APPROVAL OF MINUTES (BOARD VOTE)

Vice Chairperson Barron called for a motion to approve the minutes from March 24, 2022, Regular Session Board meeting. Director Hagan made a motion to approve the Board of Directors Regular session Board meeting minutes, Director Portillo seconded. There was no discussion. The motion passed unanimously.

Vice Chairperson Barron called for a motion to approve the minutes from April 21, 2022, Work session. Director Gain made a motion to approve the April 21, 2022, Board of Directors' Working Session minutes, Director Bidwell 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 web page, <https://bellavistapoa.com/governance/committees/>.

Mr. Judson stated the Lakes JAC discussed the drawdown updates and good news that Loch Lomond is up to full pool after the winter drawdown. Two candidates have been interviewed for two open positions and the Lakes JAC would like to recommend Scott Sborov and Michael Coughlin.

Mr. Judson stated the Recreation JAC discussed Loch Lomond Park has three green benches to be addressed under the trees where the paint is peeling and splintering. Tanyard Creek volunteers are working on the invasive vine removal, interpretive sign replacement, painting the remaining two bridge tops and planting native wildflowers in the prickly pear garden. The AR Master Naturalists have donated the plants.

Mr. Judson stated the April Golf JAC meeting discussed March rounds ended at 10,380 which were down by 1,683 over last year, weather related. Year to date rounds ended at 18,028, down by 2,591 over last year. Updates on the Capital Projects:

- BVCC collar project completed and is in the grow in phase
- Cart Path repairs on Highlands, Kingswood and Dogwood are complete.
- The Highlands Driving Range improvement project is almost completed

As nice warmer weather is arriving, please should not walk on the golf courses while they are open. If you see people walking on golf courses while open, please contact the Pro Shop.

VI. FINANCIAL REPORT

Chief Financial Officer Stacie Higgins presented the March 2022 financials. The presentation and financials are available on our website at

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

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

None.

VIII. RESPONSE TO OPEN FORUM

None.

NEW BUSINESS

IX. Non-performing lot report

Mr. Judson gave a brief definition of non-performing lots. These include lots which are delinquent (more than 90 days past due on assessments), combined with lots owned by the POA. Since neither category pays assessments, these lots are considered non-performing. The POA regularly compares the number of non-performing lots to the total number of lots in the Association. The lower the percentage, the better. Through the efforts of our Accounting and Legal teams, there has been a steady reduction in the percentage of non-performing lots. We have gone from 17.3% in 2016 down to 5.7%, as of the end of March 2022.

X. Update on NorthStar conversion

Mr. Judson gave an update by saying we could do the conversion in a couple of months. However, that would put us right in the middle of our peak season. We do not want to interrupt the membership during the busy season. As a result of these concerns, we have decided to move it to November 1, 2022. This will be great timing as we move into the

winter months. Part of the agreement with NorthStar includes no charges this entire year, so the delay is not costing the POA any money. We want to do it right, and that means when the timing is right.

XI. Budget Calendar for 2023 (BOARD VOTE)

Vice Chairperson Barron called for a motion to approve the proposed budget calendar for 2023. Director Portillo made a motion approving the Budget Calendar for 2023. Director Bidwell seconded. There was no discussion. The motion passed unanimously.

XII. NOMINATIONS FROM THE LAKES COMMITTEE (BOARD VOTE)

The Lakes Committee has nominated the following two property owners to serve on the Committee beginning in July:

- i. Scott Sborov
- ii. Michael Coughlin

Vice Chairperson Barron called for a motion to approve the following two property owners. Director Abb made a motion approving the nomination of Scott Sborov to serve on the Lakes Committee. Director Abb seconded. There was no discussion. The motion passed unanimously.

Vice Chairperson Barron called for a motion to approve the following two property owners. Director Abb made a motion approving the nomination of Michael Coughlin to serve on the Lakes Committee. Director Hagan seconded. There was no discussion. The motion passed unanimously.

XIII. INDEPENDENT AUDITOR'S REPORTS AND FINANCIAL STATEMENTS (BOARD VOTE)

Vice Chairperson Barron called for a motion to approve the Independent Auditor's reports and financial statements. Director Hagan made a motion approving the 2021 Annual Audit, as recommended by the Audit Committee. Director Simms seconded. There was no discussion. The motion passed unanimously

XIV. ANNOUNCEMENTS

- a. **Recreation JAC Meeting** – Monday, May 9th at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.
- b. **Lakes JAC Meeting** – Wednesday, May 11th at 2:00 pm. in the Boardroom at the Country Club and via Livestream.
- c. **Golf JAC Meeting** – Wednesday, May 11th at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.
- d. **Board of Directors GM Meeting** – Thursday, May 12th at 2:30 p.m. in the Boardroom at the Country Club (CLOSED MEETING).
- e. **Annual Meeting/Election Results**- Tuesday, May 17th at 6:00 p.m. at Riordan Hall and via Livestream.
- f. **Board of Directors Work Session** – Thursday, May 19th at 9:00 a.m. in the Boardroom at the Country Club and via Livestream.

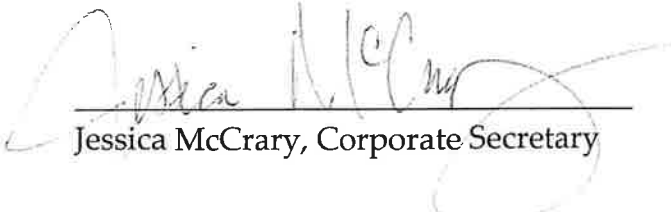
- g. Election of Officers and Board Committee Assignments**-Thursday, May 26th at 4:00 p.m. in the Boardroom at the Country Club (CLOSED MEETING)
- h. Board of Directors Regular Session** – Thursday, May 26th at 6:00 p.m. in the Boardroom at the Country Club and via Livestream.
- i. Board Orientation** - Friday, May 27th 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 3rd at 9:00a.m., meet in the lobby at the Country Club (CLOSED MEETING).

XV. ADJOURNMENT

Chairperson Brandenburg adjourned the meeting at 6:40 p.m.

Submitted:

Approved:



Jessica McCrary, Corporate Secretary



Jerre Barron, Vice Chairperson