

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

MAY 26, 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 Mike Abb, Teah Bidwell, JB Portillo, Jan Hagan, Sandy Fosdick, Jackie Gain and Jan Simms.

BOARD MEMBERS ABSENT: None

BOARD MEMBER PROXY: No proxies.

OTHERS PRESENT: General Counsel Doug McCash, Chief Financial Officer Stacie Higgins, Corporate Secretary Jessica McCrary, and Director of Golf Maintenance Keith Ihms.

I. CALL TO ORDER

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

II. PLEDGE OF ALLEGIANCE

III. CELEBRATING SUCCESS

Mr. Scott Redington, our Food and Beverage manager, presented the award to Lisa Papin who is our Events & Catering sales manager. Lisa and her team have received numerous Five-Star reviews on Yelp, Google, and other sites. Comparing 2021 to 2022 in the first quarter, Lisa and her team have exceeded the sales projections by fifty percent. This shows that word of mouth is still one of the best ways of advertising. We are proud to have Lisa on the POA team!

IV. SPECIAL RECOGNITION

Mr. McCash recognized Director Teah Bidwell for her service and contribution to the POA. Teah's insights and efforts are appreciated and will be missed.

V. APPROVAL OF MINUTES (BOARD VOTE)

Chairperson Brandenburg called for a motion to approve the minutes from the April 28, 2022, Regular Session Board Meeting. Director Portillo made a motion to approve the April 28, 2022, Regular Session Board Meeting minutes. Vice-Chair Barron seconded. There was no discussion. The motion passed unanimously.

Director Brandenburg called for a motion to approve the minutes from the May 19, 2022, Work Session Board Meeting. Director Gains made a motion to approve the May 19, 2022, Work Session Board Meeting minutes. Director Hagan seconded. There was no discussion. The motion passed unanimously.

VI. EXECUTIVE SESSION SUMMARY – MAY 10, 2022

The Board held an Executive Session on May 10, 2022. During the Executive Session, the Board voted 9-0 in favor of creating a task force with the authority to act on behalf of the Board of Directors for potential settlement purposes of outstanding legal matters. The task force will be made up of Chair Brandenburg, Vice-Chair Barron, General Counsel McCash, and COO Judson.

VII. EXECUTIVE SESSION SUMMARY – MAY 25, 2022

The Board held an Executive Session on May 25, 2022, regarding a Misconduct Allegation Form submitted to the Board concerning three current Board members. The remaining six Board members found the allegations to be without merit in a 4-2 vote with Directors Hagan, Portillo, Abb, and Gain voting the allegations to be without merit and Directors Fosdick and Simms voting that the allegations had merit.

VIII. 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. McCash stated the May Lakes JAC discussed the Lake Ann sinkhole will be delayed due to weather until early June. During the sinkhole repair the ramp can still be utilized. The committee discussed and voted on Lake Avalon to lower this winter to allow dock repair and POA maintenance.

Mr. McCash stated the May Golf JAC meeting discussed the course ratings are almost complete. Junior golf camp slots for June are full and few are left open in July.

Mr. McCash stated the Recreation JAC discussed the general clean up from all the rain. The Gear Garden's new picnic tables are in high use and members are enjoying the social media posts of the Gear Garden.

IX. FINANCIAL REPORT

Stacie Higgins presented the April 2022 financials. The presentation and financials are available on our website at <https://bellavistapoa.com/governance/financials/>.

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

None

XI. BOARD OR MANAGEMENT RESPONSES TO SELECT OPEN FORUM QUESTIONS, COMMENTS, OR CONCERNS.

None

NEW BUSINESS

XII. COUNTRY CLUB TEE BOX RENOVATION, REQUEST FOR WAIVER FOR BEING OVER BUDGET

Mr. Keith Ihms, the Director of Golf Maintenance, came and presented the process, work, and reasoning for the requested waiver. The original completion date was scheduled for September 2020. The HWY 340 project has affected the back half of the number 6 tee box. We decided to increase the surface by 2000 sq. ft., more than originally planned. Chair Brandenburg called for a motion to be made for the Country Club tee box renovation waiver for being over budget. Director Portillo made a motion granting a waiver for the Country Club forward tee box renovation project which came in at \$38,350 compared to a budget of \$25,000. Director Bidwell seconded. There was no discussion. The motion passed unanimously.

XIII. COMMITTEE NOMINATIONS FROM THE RECREATION COMMITTEE

The Recreation Committee met on May 9th and the made the following unanimous nominations:

- Cindy Thompson (Currently serving on the Committee)
Chair Brandenburg called for a motion to approve; Director Abb made a motion to approve the nomination of Cindy Thompson to continue to serve on the Recreation Committee. Director Hagan seconded. There was no discussion. The motion passed unanimously.
- Maci Echols (Currently serving on the Committee)
Chair Brandenburg called for a motion to approve; Director Bidwell made a motion to approve the nomination of Maci Echols to continue to serve on the Recreation Committee. Director Gain seconded. There was no discussion. The motion passed unanimously.
- Chris Stockman (Currently serving on the Committee)
Chair Brandenburg called for a motion to approve; Director Hagan made a motion to approve the nomination of Chris Stockman to continue to serve on the Recreation Committee. Vice-Chair Barron seconded. There was no discussion. The motion passed unanimously.
- Mathew Zimmerman (Potential new member of the Committee)
Chair Brandenburg called for a motion to approve; Vice-Chair Barron made a motion to approve the nomination of Mathew Zimmerman to serve on the Recreation Committee. Director Portillo seconded. There was no discussion. The motion passed unanimously.

XIV. ANNOUNCEMENTS

- a) **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.
- b) **Lakes Joint Advisory Committee** – Wednesday, June 8th at 2:00 p.m. in the Boardroom at the Country Club and via Live Stream.
- c) **Golf Joint Advisory Committee** - Wednesday, June 8th at 4:00 p.m. in the Boardroom at the Country Club and via Live Stream.
- d) **Board of Directors GM Session** – Thursday, June 9th at 2:30 p.m. in the Boardroom at the Country Club. (Closed Meeting)

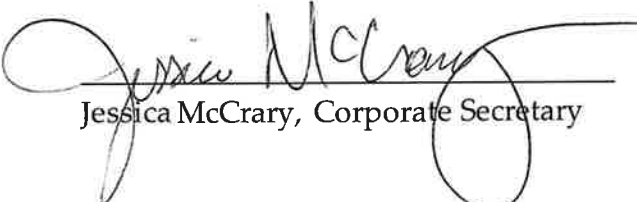
- e) **Recreation Joint Advisory Committee** – Monday, June 13th at 4:00 p.m. in the Boardroom at the Country Club and via Live Stream.
- f) **Board of Directors Work Session** – Thursday, June 16th at 9:00 a.m. in the Boardroom at the Country Club and via Live Stream.
- g) **Board of Directors Regular Session** – Thursday, June 23rd at 6:00 p.m. in the Boardroom at the Country Club and via Live Stream.

XV. ADJOURNMENT

Chair Brandenburg adjourned the meeting at 6:53 p.m.

Submitted:

Approved:



Jessica McCrary, Corporate Secretary



David Brandenburg, Chairperson