

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

**June 23, 2022, 6:00 p.m.**

**BOARD MEMBERS PRESENT:** Chairperson David Brandenburg, Vice Chair Jerre Barron, Director Mike Abb, Director Jason Loyd, Director Jackie Gain, Director Jan Simms, Director Sandy Fosdick, and Director Jan Hagan.

**BOARD MEMBERS ABSENT:** Director JB Portillo

**BOARD MEMBER PROXY:** Director Jan Hagan held Director Portillo's stipulated proxy.

**OTHERS PRESENT:** Chief Operating Officer Tom Judson, General Counsel Doug McCash, Senior Accountant Geoffrey Bates, Corporate Secretary Jessica McCrary.

**I. CALL TO ORDER**

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

**II. PLEDGE OF ALLEGIANCE**

**III. CELEBRATING SUCCESS**

Director of Recreation and Wellness Joan Glubczynski presented celebrating success awards to Josh Schnelle (Head Lifeguard) and Charlie Root (Lifeguard) who work at the Beach on Lake Avalon. Both guards this summer have been initiative-taking in keeping our members and guests safe.

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

Vice Chair Barron made a motion to approve the Board of Directors May 26<sup>th</sup> Regular Session Board meeting minutes, Director Hagan seconded. There was no discussion. The motion passed unanimously.

Director Simms made a motion to approve the June 16<sup>th</sup> Board of Directors' Working Session minutes, Director Abb 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 gave the Lakes IAC summary from the June 8, 2022, meeting.

The status of Lake Ann sinkhole repair is scheduled for the week of June 8<sup>th</sup>, weather permitting. The Committee also finalized the discussion for 2023 capital projects, with a recommendation to add three additional fish stocking ponds to replace the golf course ponds. As voted by the Committee, Lake Avalon will be drawn down beginning November 14<sup>th</sup> and refill to

Vice Chair Barron made a motion to nominate MaryAnn Bradley to serve on the Charitable Giving Committee. Director Abb seconded the motion. There was no discussion. The motion passed unanimously.

Director Abb made a motion to nominate Dave Armstrong to serve on the Golf Committee. Director Loyd seconded the motion. There was no discussion. The motion passed unanimously.

Vice Chair Barron made a motion to nominate Gary Mertz to serve on the Golf Committee. Director Simms seconded the motion. There was no discussion. The motion passed unanimously.

Director Loyd made a motion to nominate Jerry Foster to serve on the Golf Committee. Director Barron seconded the motion. There was no discussion. The motion passed unanimously.

**X. Emergency Capital Project – Cold Cave Pump Station equipment replacement (BOARD VOTE)**

Mr. Judson provided Mike Taggart's explanation as to why this is labelled as an emergency capital project. There are three VFD (Variable Frequency Drive) and three pumps to alternate in reducing the possibility of overheating and help expand the life of each water pump. As this VFD is aging, and we just lost one VFD, we are taking the initiative to request an emergency capital project to replace the VFD, as we head into summer months. Because, if we lose another VFD, it will put the Water Utility in a serious situation. This is critical to the overall water system operation in bringing water from the City of Bentonville to Bella Vista and our water customers. Chairperson Brandenburg called for a motion to approve and read the suggested motion.

Director Hagan made a motion authorizing the Water Department emergency capital project to replace a variable frequency drive for the Cold Cave Pump Station for \$10,500. Vice Chair Barron seconded the motion. There was no discussion. The motion passed unanimously.

**XI. Removal of abandoned bridge at Berksdale (BOARD VOTE)**


After the recent flooding, it has become apparent the abandoned flat bridge at Berksdale needs to be removed. This bridge has been out of use and abandoned since 2015. The original timeline to remove this bridge was in 2020, but due to financial restraints we were not able to do so. This would be the second flat bridge removal on Berksdale. In efforts to remove the first flat bridge in 2017 the POA and City partnered together on a Valley Flood study and the company Burns McDonnell Engineering did the research and removed the first flat bridge. In the Regular Session packet for June 23, 2022, you will find an estimate by Burns McDonnell to remove the bridge. The Director of Golf Course Maintenance Keith Ihms, explained in further detail as to why the Flat bridge needs removing, and Keith answered a few of the Director's questions.

- f. **Board of Directors Work Session** – Thursday, July 21<sup>st</sup> at 9:00 a.m. in the Boardroom at the Country Club and via Livestream.
- g. **Board of Directors Regular Session** – Thursday, July 28<sup>th</sup> at 6:00 p.m. in the Boardroom at the Country Club and via Livestream.
- h. **Rules and Regulations Meeting** – Thursday, August 11<sup>th</sup> at 1:30 p.m. in the Boardroom at the Country Club and via Livestream.

**XV. ADJOURNMENT**

Chairperson Brandenburg adjourned the meeting at 6:51 p.m.

Submitted:

  
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Jessica McCrary, Corporate Secretary

Approved:

  
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David Brandenburg, Chairperson