

**BELLA VISTA PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING (WORK SESSION)
July 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., Director Portillo, Director Loyd, Director Fosdick, Director Gain, Director Simms, and Director 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, Director of Golf Maintenance Keith Ihms, Director of Recreation and Wellness Joan Glubczynski and Corporate Secretary Jessica McCrary.

I. CALL TO ORDER

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

II. OPEN FORUM

There were no member comments.

III. BOARD OR MANAGEMENT RESPONSE

There were no member comments for response.

IV. UPDATE ON SETTLEMENT OF THE TRAFALGAR FIRE LAWSUIT

Mr. McCash gave a brief overview of the lawsuit and explained which companies paid certain amounts and how much the POA's insurance paid. Each amount was different for all involved. POA's insurance provider is Philadelphia Insurance. For further details, please visit the website [Board of Directors » Bella Vista Property Owners Association \(bellavistapoa.com\)](https://bellavistapoa.com) see the video provided.

V. PROPOSED CONCRETE WALKING & BIKING PATHS

a) Berksdale South

b) Blowing Springs to Metfield connection, extension beyond Metfield

The Trailblazers contacted and presented to the Board two additions for walking/biking paths. This would not cost the POA anything, the Trailblazers would cover the entire cost of construction, which could estimate around \$5 million for both additions of walking/biking path projects. Last fall, the POA conducted focus groups in addition to a member survey.

The data showed support within the community for more flat concrete walking/biking trails. At Blowing Springs Connector there is an estimated 8,000 monthly users.

VI. PROPOSED MIDYEAR COST OF LIVING ADJUSTMENT FOR STAFF, EXCLUDING DEPARTMENT DIRECTORS AND OFFICERS

Mr. Judson shared that the POA continues to struggle in attracting and retaining qualified staff; he has never seen a job market quite like this in his entire career. As inflation pressure rises, we are losing staff to other companies who are offering more money. This would be for a 4% increase for the hourly and salary employees, excluding the department directors and officers.

VII. COMMITTEE NOMINATIONS FOR THE ELECTIONS COMMITTEE

- a. **Margaret Killen**
- b. **Paul Bickford**
- c. **Kelly Austin**
- d. **Mary Sinkus**

The Board will vote on this during the Regular Meeting.

VIII. ANNOUNCEMENTS

- a. **Board of Directors Regular Session** – Thursday, June 23rd at 6:00 p.m. in the Boardroom at the Country Club and via Livestream.
- b. **Recreation JAC Meeting** – Monday, July 11th at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.
- c. **Lakes JAC Meeting** – Wednesday, July 13th at 2:00 pm. in the Boardroom at the Country Club and via Livestream.
- d. **Golf JAC Meeting** – Wednesday, July 13th at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.
- e. **Board of Directors GM Meeting** – Thursday, July 14th at 2:30 p.m. in the Boardroom at the Country Club (CLOSED MEETING).
- f. **Board of Directors Tour** – Friday, July 15th at 9:00 a.m. meeting in the Lobby at the Country Club. (CLOSED MEETING).
- g. **Board of Directors Work Session** – Thursday, July 21st at 9:00 a.m. in the Boardroom at the Country Club and via Livestream.
- h. **Board of Directors Regular Session** – Thursday, July 28th at 6:00 p.m. in the Boardroom at the Country Club and via Livestream.

IX. ADJOURNMENT

Chair Brandenburg adjourned the meeting at 9:46 a.m.