

**BELLA VISTA VILLAGE PROPERTY OWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING - (REGULAR SESSION)**  
**July 28, 2022, 6:00 p.m.**

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

**BOARD MEMBERS ABSENT:** None

**BOARD MEMBER PROXY:** None

**OTHERS PRESENT:** Chief Operating Officer Tom Judson, General Counsel Doug McCash, Chief Financial Officer Stacie Higgins, and 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**

Scott Reddington, Food & Beverage Operations Manager, presented a celebrating success to K'Dee Kissel. Awarding her for excellent customer service and overall great dining experience. K'Dee is a splendid example of hospitality. We are honored to have her as part of our team.

Ashley Wood, Director of Marketing, presented the second celebrating success of the night to Ray Petit of our IT department. Ray receives requests and questions from all departments and provides exactly the data needed.

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

Chairperson Brandenburg called for a motion to approve the minutes from June 23, 2022, Regular Session Board meeting. Director Loyd motioned to approve the Board of Directors June 23, 2022, Regular Session Board meeting minutes. Director Portillo seconded. There was no discussion. The motion passed unanimously.

Director Brandenburg called for a motion to approve the minutes from July 21, 2022, Work Session Board meeting. Director Abb made a motion to approve the July 21, 2022, Board of Directors' Working Session minutes, Director Gain 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 and minutes, please visit our web page, <https://bellavistapoa.com/governance/committees/>.

Judson stated the Lakes JAC held an election of officers with Matt Champagne as the chairperson, Arell Wasson as vice Chairman and Carol Phillips as secretary. Lake Ann sinkhole is filled in and lake is back up to full pool, and to give everyone a heads-up Lake Ann will be lowered again to fill in the intrusions.

Judson stated the Recreation JAC held an election of officers, Chairperson will be Deborah Lukotch, Vice-chairperson is Chris Stockman, and Secretary is Kathleen Coughlin.

Golf JAC Chair Ruth Hatcher reported that the committee held an election of officers, and she is the Chair. The greens are battling fairy rings and if you see golf maintenance out hand watering the greens, please adjust your path so all can co-exist easily. Golf operations are up all over from the rounds, range balls and merchandise. Darryl Muldoon the Director of Golf Operations wishes Tom Henderson a happy retirement from Get-a-grip.

#### **VI. FINANCIAL REPORT**

Stacie Higgins, Chief Operating Officer presented the June 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**

John Nuttall, Pimlico Dr., Walter Watts, Kirkwall Pl, Susan Berry Cromarty Ln, Michelle Schall, Keri Pl, Aaron Fitz Summey, Belgravvia, Debbie Mchewd, Binham, Tara Davis, Lambeth Dr, Fumika Shino, Congleton Cir, Jim Klinger, Bassingham, Natasha Brand, Warrington, Kim Parker, Daxton Dr, Kristine Schaap, Britten. Verified all Property owners expressed varied reasons and desires for the consideration of approving the Razorback Greenway extension.

#### **VIII. RESPONSE TO OPEN FORUM**

Judson responded to the property owners in person and all who sent in emails. By saying, on behalf of the Board we appreciate your expressed interest and your time. The support of the Razorback Greenway extension has been heard.

#### **NEW BUSINESS**

##### **IX. Update on settlement of the Trafalgar Fire lawsuit**

McCash gave an exciting update of the Trafalgar lawsuit that has been hanging over our heads. We are happy to announce the settlement. McCash explained the involvement of different companies and who paid what dollar amounts towards the settlement. Director Abb gave a thank you to everyone's efforts.

##### **X. Proposed concrete walking & biking paths (BOARD VOTE)**

###### **a) Berksdale South**

###### **b) Blowing Springs to Metfield connection, extension beyond Metfield**

Judson gave a brief presentation from the previous Work Session meeting for both trail projects. The total cost for both projects proposed would be fully funded by the Trailblazers.

The Board of Directors heard from the membership supporting and many requests for more walking trails. The data tracked for the Blowing Springs Connector shows 8,000 users. For additional mapping and details, please see the agenda packet.

Director Portillo made and read the proposed motion to approve the Berkshire South trail project by the trailblazers: the cost of development, engineering, and construction of this project will be 100% paid for by the Trailblazers. Director Hagan seconded the motion. After discussion, the motion passed 7 to 2, with Directors Fosdick and Simms opposing.

Director Gain made a motion and read the proposed motion to approve the Blowing Springs Connector Extension. The cost of development, engineering, and construction of this project will be 100% paid for by the Trailblazers. Director Portillo seconded the motion. After discussion, the motion passed 7 to 2, with Directors Fosdick and Simms opposing.

**XI. Proposed midyear cost of living adjustment for staff. Merit increases were granted at the first of this year, but no cost-of-living adjustments were given at the time. (BOARD VOTE)**

Judson shared in the Work Session Board meeting on July 21, 2022, the current challenges of the job market plus the impact of inflation. This is hindering employee retention and hiring. Please visit the agenda packet for further details regarding statistics and the 4% impact split for the (POA & Water). Director Abb made a motion to grant a 4% midyear cost of living increase for our staff, excluding the position of chief operating officer, due to the rising inflation which is negatively impacting on our staff. Vice Chair Barron seconded. Director Loyd and Director Fosdick abstained. Motion passed 7 to 0.

**XII. Committee nominations for the Elections Committee (BOARD VOTE)**

Judson began by saying the Elections Committee is down to one person, due to recent resignations. We are proposing the addition of four members to the Committee.

Director Hagan read the motion to appoint Margaret Killeen to the Elections Committee. Director Barron seconded the motion. There was no discussion. The motion passed unanimously.

Director Portillo read the motion to appoint Paul Bickford to the Elections Committee. Director Loyd seconded the motion. There was no discussion. The motion passed unanimously.

Director Abb read the motion to appoint Kelly Austin to the Elections Committee. Director Barron seconded the motion. There was no discussion. The motion passed unanimously.

Director Barron read the motion to appoint Mary Sinkus to the Elections Committee. Director Loyd seconded the motion. There was no discussion. The motion passed unanimously.

**XIII. Golf Maintenance Mini-Excavator**

Judson reported that Golf maintenance would like to place a request now for the mini-excavator due to long lead time in getting such equipment. The purpose of this piece of equipment is for irrigation and drainage projects on the golf course. This item was included in the Golf Committee's list of recommendations for the 2023 budget.

Director Gain made a motion approving the purchase of a mini excavator for \$70,000 to be used by our Golf Maintenance department. Because of limited supply, the three-bid requirement is waived. Director Barron seconded the motion. No discussion. The motion passed unanimously.

**XIV. ANNOUNCEMENTS**

- a. **Recreation JAC Meeting** – Monday, August 8<sup>th</sup> at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.
- b. **Lakes JAC Meeting** – Wednesday, August 10<sup>th</sup> at 2:00 pm. in the Boardroom at the Country Club and via Livestream.
- c. **Golf JAC Meeting** – Wednesday, August 10<sup>th</sup> at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.
- d. **Rules & Regulations meeting** – Thursday, August 11<sup>th</sup> at 1:30 pm in the Boardroom at the Country Club and via Livestream.
- d. **Board of Directors GM Meeting** – Thursday, August 11<sup>th</sup> at 2:30 p.m. in the Boardroom at the Country Club (CLOSED MEETING).
- f. **Board of Directors Work Session** – Thursday, August 18<sup>th</sup> at 9:00 a.m. in the Boardroom at the Country Club and via Livestream.
- g. **Board of Directors Regular Session** – Thursday, August 25<sup>th</sup> at 6:00 p.m. in the Boardroom at the Country Club and via Livestream.

**XV. ADJOURNMENT**

Chairperson Brandenburg adjourned the meeting at 7:27 p.m.

Submitted:

  
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Jessica McCrary, Corporate Secretary

Approved:

  
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David Brandenburg, Chairperson