

**BELLA VISTA VILLAGE PROPERTY OWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING - (REGULAR SESSION)**  
**August 25, 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**

Lake Rangers, John Winslow, Karl Schmidt, and Nelson Brown were all recognized for their heroic responses and efforts. Rick Echols Director of Lakes and Fisheries presented and awarded each of them and told their stories of celebrating success. We are grateful to have them apart of the POA team.

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

Chairperson Brandenburg called for a motion to approve the minutes from July 28, 2022, Regular Session Board meeting. Director Barron motioned to approve the Board of Directors July 28, 2022, Regular Session Board meeting minutes. Director Hagan seconded. Director Fosdick stated to make the correction on 07282022 RS minutes roman numeral XI. The amended motion passed unanimously.

Director Brandenburg called for a motion to approve the minutes from August 18, 2022, Work Session Board meeting. Director Gain made a motion to approve the August 18, 2022, Board of Directors' Work Session minutes, Director Loyd 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 gave a summary from the Lakes JAC August meeting. Highlights began with Lake Ann sinkhole intrusion points were filled the week of August 10<sup>th</sup>. Next is the spillway construction, which we will strive to avoid prime boating season. Construction bids are being gathered. Lake Avalon's drawdown is scheduled for November 14<sup>th</sup> and planning the

refill to begin on March 6<sup>th</sup>. The homeowners will be sent a notification letter. During this drawdown time, work includes docks, the dam, and swimming area. Proposed new swimming regulations were discussed and finalized. The Lakes JAC voted unanimously to approve the motion to put the new regulations in place beginning in January of 2023. The new regulations read, *"Swimmers are encouraged to stay in no-wake zones. Wake zones can be hazardous for swimming, which includes swimming close to a moored/floating watercraft or with a flotation device near a moored/floating watercraft. Swimming and other activities in a wake zone where watercraft are allowed to travel at speed is inherently dangerous. Such activity is recommended to take place in no-wake zones of the lakes. No-wake zones include areas 100-feet from the shoreline, plus certain designated lakes, and coves. This recommendation does not apply to water skiers, wake surfers, or those towed behind a watercraft on a tube or other towable equipment."*

Recreation JAC Committee Chair Deborah Lukotch read the summary from the August meeting. Branchwood Disc Golf is hosting the "Drop the Gloves Cup," a two round Professional Disc Golf Association sanctioned tournament, August 27, 8:30 am.

Branchwood Disc Golf Course rated number 5 in the state out of 163 Disc Golf Courses.

The two hatchery ponds are coming along nicely at the Loch Lomond Recreation Area.

Tiree Park's boat launch is continually active, other items for future consideration would be to repurpose the shuffleboard court area and add a fish cleaning station/kayak storage.

Metfield Complex and Skills Park has timely progress going on for the pickleball courts.

Riordan Hall Complex & Tennis has a new bench with an awning, right next to courts five & six. If one googles the Highlands Shooting Range, it does not list correct hours, the staff will correct. Trails/Greenway has a recommendation for speed bumps, and to add more in the two areas where the Greenway crosses over the park's access road.

To see the 2023 Capital Budget suggestions for Recreation, please visit the minutes from JAC August meeting.

The committee recommends Brian Mickelson to fill the open position. Requesting Board confirmation. The committee will add Granton Park to its monthly amenity review. POA Staff Reports are as follows: Tom Judson conducted an annual committee training, focusing on the policies that govern the committees. Rick Echols is seeking city variance for Lake Windsor dock installation; all lake dams have been sprayed to prevent wooded vegetation. John Urquhart reported that Trap and Skeet numbers are lower this period vs. last year due to hot weather. But the rifle and pistol range are showing a 20% increase. Joan Glubczynski: Kingsdale pools will remain open until mid-September pending weather conditions. Judy Griffin: Finalizing Inside Bella Vista magazine for print.

Golf JAC Committee Chair Ruth Hatcher reported the August summary. The weather was hot and hotter. Few maintenance items to note is the Bermuda grass upkeep and fairy rings on number sixteen greens, scheduled for repair in September. Also discussed for next year, is to add fertilizer to the sand buckets. To view the July Golf rounds, please visit [2022-July-Rounds-played-MemoJAC.pdf \(bellavistapoa.com\)](https://bellavistapoa.com). The Director of Golf Ops, Darryl Muldoon stated we need more staff in the cart barn areas. Tom Judson gave the yearly JAC training in the August meeting. The Committee assigned new facility reports, with focusing

on course reviews through member eyes. Next month's golf JAC meeting will be held September 14<sup>th</sup>, 2022.

**VI. FINANCIAL REPORT**

Stacie Higgins, Chief Operating Officer presented the July 2022 financials. The presentation and financials are available on our website

<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. Charitable Giving Committee (BOARD VOTE)**

Judson stated that the Charitable giving committee worked thoroughly on these recommendations and decided this year to spread out the giving's to the requested charities. The committee unanimously made the recommendations for the year's donations. Chairperson Brandenburg called for a motion; Director Hagan made a motion approving the charitable giving recommendations from the Charitable Giving Committee for 2022. Director Barron seconded. Director Portillo abstained. All in favor, motion passed 8 to 0.

**X. Recreation Committee nomination (BOARD VOTE)**

Chairperson Brandenburg called for a motion; Director Abb made a motion to approve the nomination of Brian Mickelson to serve on the Recreation Committee. Director Portillo seconded. There was no discussion, the motion passed unanimously.

**XI. Proposed changes to Policy 7.03 - *The Budget* and Policy 8.14 - *Approval and change of job scope procedures for capital projects*. This is the first of two required votes to approve these policy changes. (BOARD VOTE).**

Judson stated for anyone tuning in, we encourage members to visit our website [Committees » Bella Vista Property Owners Association \(bellavistapoa.com\)](#) and view the Rules and Regulations meeting video. The policies above have been discussed multiple times before the Board votes.

Chairperson Brandenburg called for a motion for 7.03. Director Barron made a motion to approve the proposed changes to Policy 7.03. This is the first of two required votes to approve these policy changes. Director Loyd seconded the motion. There was no discussion. Motion passed unanimously.

Chairperson Brandenburg called for a motion for 8.14. Director Loyd made a motion to approve the proposed changes to Policy 8.14. This is the first of two required votes to approve these policy changes. Director Barron seconded. There was no discussion, motion passed unanimously.

**XII. Draft Five Year Strategic Plan – September 7<sup>th</sup> presentation to the community**

Judson mentioned the key word here is draft presentation. We encourage the membership to attend or stream online. During the community presentation there will be a portion of time to submit questions and/or comments via email. In the last regular session meeting the Board approved the use of a portion of Berksdale South to extend the Razorback Greenway from Mercy Bridge (currently under construction), north through Berksdale South. To determine the best future of this project, we will be sending out a survey to the community. As the membership submits their input, for full transparency the detailed initial survey responses will be made available on the POA's website to the membership.

**XIII. ANNOUNCEMENTS**

- a. **Draft Five –year Strategic Plan presentation to the community** – Wednesday, September 7<sup>th</sup> at 6:00 pm at Riordan Hall and via Livestream.
- b. **Rules and Regulations Meeting** – Thursday, September 8<sup>th</sup> at 1:30 p.m. in the Boardroom at the Country Club.
- c. **Board of Directors GM Meeting** – Thursday, September 8<sup>th</sup> at 2:30 p.m. in the Boardroom at the Country Club (CLOSED MEETING).
- d. **Recreation JAC Meeting** – Monday, September 12<sup>th</sup> at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.
- e. **Board of Directors Work Session** – Tuesday, September 13<sup>th</sup> at 9:00 a.m. in the Boardroom at the Country Club and via Livestream. **NOTE CHANGE IN DATE**
- f. **Lakes JAC Meeting** – Wednesday, September 14<sup>th</sup> at 2:00 pm. in the Boardroom at the Country Club and via Livestream.
- g. **Golf JAC Meeting** – Wednesday, September 14<sup>th</sup> at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.
- h. **Board of Directors Regular Session** – Thursday, September 22<sup>nd</sup> at 6:00 p.m. in the Boardroom at the Country Club and via Livestream.

**XIV. 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