

**BELLA VISTA VILLAGE PROPERTY OWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING - (REGULAR SESSION)**  
**September 22, 2022, 6:00 p.m.**

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

**BOARD MEMBERS ABSENT:** Director Abb

**BOARD MEMBER PROXY:** Director Abb gave his stipulated proxy to Director Gain.

**OTHERS PRESENT:** Chief Operating Officer Tom Judson, General Counsel Doug McCash, Beth Nagel, 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**

Darryl Muldoon, the Director of Golf Operations presented a celebrating success award to Alex Sanford. Alex is the head professional at Highlands golf course.

Darryl also presented celebrating success awards to the Highlands golf maintenance team.

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

Director Barron made a motion to approve the August 25th meeting minutes. Director Portillo seconded. There was no discussion. The motion passed unanimously approved.

Director Loyd made a motion to approve the September 13th minutes. Director Hagan seconded. There was no discussion. The motion passed unanimously approved.

**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/>.

Deborah Lukotch the Recreation Committee chair presented the September Summary. For Further details please visit the minutes. <https://bellavistapoa.com/governance/committees/>

Ruth Hatcher Golf Committee chair reported the September summary. For Further summary details please visit the minutes. <https://bellavistapoa.com/governance/committees/>

Mr. Judson gave the report for the Lakes Committee September summary. For further details regarding winter maintenance and lake drawdowns, please visit the minutes.

<https://bellavistapoa.com/governance/committees/>

**VI. FINANCIAL REPORT**

Chief Operating Officer Tom Judson presented the August 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**  
Chris Bryant, the General Manager with Greens One for short-term rental progress.

**VIII. RESPONSE TO OPEN FORUM**

Mr. Judson explained this topic is for the city planning commission.

**NEW BUSINESS**

**IX. Update on Assessment Vote**

Mr. Judson shared with 12 days left and our percentage is 41.8%, we are staying positive that we will reach quorum. However, Judson likes to always have a plan B in place for preparedness. In accordance with the Governing Documents, we can go back out with the same assessment question within 90 days of membership. See below for Plan B details, under roman numeral XI.

**X. Update on the Five-Year Strategic Plan and Member Survey**

Mr. Judson shared that the comments from the survey have been informational and around 1,300 responses for Berksdale South and estimate of 1,700 for the draft five-year strategic plan.

**XI. Discussion on a proposal to move forward with a second vote if quorum is not met (Board Vote)**

Mr. Judson as stated he remains optimistic we will reach quorum for the assessment vote. It would be prudent to prepare for the possibility of missing quorum. Quorum for the second vote drops to 25%.

Director Portillo made the following motion. At the conclusion of the assessment increase vote on October 4th, if the quorum requirement of 50% is not reached, but at least 51% of those who voted did so in favor of the proposed assessment increase, the Board of Directors authorizes a second vote to be taken. For the second vote, with a \$3 increase per month for improved property owners and no increase for unimproved property owners. In accordance with the governing documents, the quorum requirement for the second vote will be 25%. The cutoff date for members in good standing to participate in the second vote will be October 17<sup>th</sup>. Ballots/proxies will be sent on October 31<sup>st</sup> with the vote concluding on December 6<sup>th</sup> at 6pm. A special meeting of the membership will take place on December 6<sup>th</sup> at 6pm at Lakepoint Events Center, with the outcome of the vote revealed at this meeting. The cost of this second vote is estimated at \$40,000. Director Barron seconded the motion. The vote approved with eight votes in favor and one opposed, with Director Abb opposed, via stipulated proxy.

**XII. Second vote on Policy 1.01 – Member Access to Association Information (Board Vote)** This is the first of two required readings.

Director Barron made a motion to approve changes to Policy 1.01 – Member Access to Association Information, which were recommended by the Rules & Regulations Committee. This will be the first of two required votes. Director Loyd seconded the motion. The vote was unanimous in favor of the motion.

**XIII. Second vote on Policy 7.03- *The Budget* (Board Vote)** This is the second and final vote.

Director Loyd made a motion to approve changes to Policy 7.03 – The Budget, which were recommended by the Rules & Regulations Committee. This will be the second and final vote. Director Fosdick seconded the motion. There was no discussion, the vote was unanimous in favor of the motion.

**XIV. Second vote on Policy 8.14 – *Approval and Change of Job Scope Procedures for Capital Projects.* (Board Vote)** This is the second and final vote.

Director Hagan made a motion to approve changes to Policy 8.14 – Approval and Change of Job Scope Procedures for Capital Projects, which were recommended by the Rules & Regulations Committee. This will be the second and final vote. Director Barron seconded. There was no discussion, the vote was unanimous in favor of the motion.

**XV. Capital Project -Three-bid requirement and waiver on capital projects coming in 10% over budget. (Board Vote)**

Director Loyd made a motion granting a waiver on the three-bid requirement and a waiver on the projects coming in 10% over budget for the Ayr Tower Renovation, Trafalgar Ladder Install, and London Tower Ladder Install. Director Gain seconded the motion. There was no discussion, the vote was unanimous in favor of the motion.

**XVI. Nomination for Board Treasurer – Beth Nagel, CFO (Board Vote)**

Chairperson Brandenburg called for a motion to approve our new Chief Financial Officer Beth Nagel as the Treasurer of the Board, per the state law. Director Loyd made a motion to appoint Beth Nagel as Treasurer. Director Barron seconded the motion. There was no discussion. The vote passed unanimously approved. The Board thanked Stacie Higgins for her years of service as CFO and Treasurer.

**XVII. ANNOUNCEMENTS**

- a) **Community Meeting – Assessment Vote** – Tuesday, October 4<sup>th</sup> at 6:00 p.m. at Lakepoint.
- b) **Recreation JAC Meeting** – Monday, October 10<sup>th</sup> at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.
- c) **Lakes JAC Meeting** – Wednesday, October 12<sup>th</sup> at 2:00 pm. in the Boardroom at the Country Club and via Livestream.
- d) **Golf JAC Meeting** – Wednesday, October 12<sup>th</sup> at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.
- e) **Rules & Regulations Meeting** – Thursday, October 13<sup>th</sup> at 1:30pm in the Boardroom at the Country Club.
- f) **Board of Directors GM Meeting** – Thursday, October 13<sup>th</sup> at 2:30 p.m. in the Boardroom at the Country Club. (CLOSED MEETING).


- g) **Board of Directors Work Session** – Thursday, October 20<sup>th</sup> at 9:00 a.m. in the Boardroom at the Country Club and via Livestream.
- h) **Board of Directors Regular Session** – Thursday, October 27<sup>th</sup> at 6:00 p.m. in the Boardroom at the Country Club and via Livestream.

**XVIII. ADJOURNMENT**

Chairperson Brandenburg adjourned the meeting at 7:04 p.m.

Submitted:

Approved:

  
Jessica McCrary, Corporate Secretary

  
David Brandenburg, Chairperson