

**BELLA VISTA PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING (WORK SESSION)  
OCTOBER 20, 2022, 9:00 A.M.  
BOARDROOM AT THE COUNTRY CLUB AND VIA ZOOM**

**BOARD MEMBERS PRESENT IN PERSON AND VIA ZOOM:** Vice-Chair Barron, Director Portillo, Director Loyd, Director Hagan, Director Gain, Director Simms, and Director Abb

**BOARD MEMBERS ABSENT:** Chairperson Brandenburg, Director Fosdick

**BOARD MEMBER PROXIES:** None

**OTHERS PRESENT:** Chief Operating Officer Tom Judson, General Counsel Doug McCash, Chief Financial Officer Beth Nagel, and Corporate Secretary Jessica McCrary.

**I. CALL TO ORDER**

Vice-Chair Barron 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. WAIVER FOR SECOND SET OF TEES WHICH CAME IN OVER BUDGET– (Board vote)**

Mr. Judson recapped for this project was originally approved in the 2021 budget, which means the estimated cost of the project was originally calculated in September of 2020.

**V. LICENSE AGREEMENT FOR WEST SIDE FIRE STATION ACCESS – (Board vote)**

Mr. Judson explained currently we have a “handshake” agreement allowing access to the small piece of POA property, the City would like to have an access easement. The POA cannot grant an easement, we have typically proposed license agreements instead. Both the City and the POA would have access to this piece of land.

**VI. POLICY 1.01 – MEMBER ACCESS TO ASSOCIATION INFORMATION. Second and final vote of the two required votes. (Board vote)**

Mr. Judson stated the process from start to finish regarding Policy updates. Policy changes go through a six-step process before they are voted upon.

**VII. POLICY 1.02 – ESTABLISHING, CHANGING, OR RESCINDING POLICIES. POLICY 1.03-GUIDELINES FOR ASSOCIATIONS COMMITTEES. POLICY 1.03.1 – AUDIT COMMITTEE. POLICY 1.03.2 – GUIDELINES FOR FUNCTION OF ELECTION COMMITTEE. First vote of two required votes. (Board vote)**

Mr. Judson stated the process from start to finish regarding Policy updates. Policy changes go through a six-step process before they are voted upon by the Board.

#### **VIII. FORMAL VOTE TO APPROVE THE ASSESSMENT INCREASE FOR MARCH 1, 2023.**

(Board vote)

Mr. Judson shared there are two steps remaining, step one is we are required by the POA's governing documents to send out a notification to all improved members informing them of the upcoming increase in assessments. Plans are to send out postcards in January. Step two, the Board of Directors must formally vote to approve the increase.

#### **IX. PROPOSED CAPITAL PROJECT FOR THE OLD PRO SHOP – (Board Vote)**

Mr. Judson described the request for this 2022 project before the end of the year. The main purpose of this request has a couple of points, first would be to eradicate the brown recluse infestation and provide a safe work environment. Second would be renovating the restrooms, which are highly used by our golfers.

#### **X. ANNOUNCEMENTS**

- a) **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.
- b) **Senior Staff budget presentation to the Board** – Thursday, November 3<sup>rd</sup> at 9:00 a.m. to 3:00 p.m. in the Boardroom at the Country Club (**Note: Timeframe and CLOSED MEETING**)
- c) **Lakes JAC Meeting** – Wednesday, November 9<sup>th</sup> at 2:00 pm. in the Boardroom at the Country Club and via Livestream.
- d) **Golf JAC Meeting** – Wednesday, November 9<sup>th</sup> at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.
- e) **Budget Presentation to the Community** – Thursday, November 10<sup>th</sup> at 6:00 p.m. in the Boardroom at the Country Club and via Livestream.
- f) **Recreation JAC Meeting** – Monday, November 14<sup>th</sup> at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.
- g) **Board of Directors Regular Session** – Thursday, November 17<sup>th</sup> at 6:00 p.m. in the Boardroom at the Country Club and via Livestream.

#### **XI. ADJOURNMENT**

Vice-Chair Barron adjourned the meeting at 9:30 a.m.