

**BELLA VISTA PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING (WORK SESSION)  
September 13, 2022, 9:00 A.M.  
BOARDROOM AT THE COUNTRY CLUB AND VIA ZOOM**

**BOARD MEMBERS PRESENT IN PERSON AND VIA ZOOM:** Chairperson David Brandenburg, Director Portillo, Director Loyd, Director Fosdick, Director Gain, Director Simms, and Director Abb

**BOARD MEMBERS ABSENT:** Vice Chair Barron

**BOARD MEMBER PROXIES:** Chairperson Brandenburg held Vice Chair Barron's unstipulated proxy.

**OTHERS PRESENT:** Chief Operating Officer Tom Judson, General Counsel Doug McCash, Director of Golf Maintenance Keith Ihms, and Corporate Secretary Jessica McCrary.

**I. CALL TO ORDER**

Chairperson Brandenburg called the meeting to order at 9:02 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 THE ASSESSMENT VOTE**

Combined with Roman numeral six. Please see VI.

**V. UPDATE ON THE FIVE-YEAR STRATEGIC PLAN AND MEMBER SURVEY**

Judson recapped the draft version of the Five-Year plan presentation from Wednesday, September 7<sup>th</sup>. The attendance was around forty-six people in person. The Five-Year presentation concluded by asking the membership to watch for two surveys coming out. One survey is for the Five-Year strategic plan and the second is for Berksdale South. Feedback from both surveys will help guide and make decisions for both projects. To be transparent, once the surveys for Berksdale South and the Five-year plan are collected, the raw data will be provided on our website.

**VI. DISCUSSION ON A PROPOSAL TO MOVE FORWARD WITH A SECOND VOTE IF QUORUM IS NOT MET**

Judson stated the voting percentage was at 36.4% with about 22 days left until the final day to vote on October 4<sup>th</sup>. A special meeting of the membership will be held at Lakepoint starting at 6 pm to give the results from the assessment voting on October 4<sup>th</sup>. Judson likes to have a backup plan and be prepared if the vote does not meet quorum. The Declaration has the option for a second vote, for cases such as this. The second vote drops to 25% to meet quorum. For further details, please see the agenda packet and review the suggested motion. The Board will vote on this for the September 22<sup>nd</sup> Regular meeting.

**VII. PROPOSED CHANGES TO POLICY 1.01 – MEMBER ACCESS TO ASSOCIATION INFORMATION**

The Rules and Regulations Committee meeting in September voted to amend Policy 1.01. The Board will vote on this during the Regular Meeting on September 22<sup>nd</sup>. The vote on September 22<sup>nd</sup> would be the first of two required readings.

**VIII. SECOND VOTE ON POLICY 7.03 - THE BUDGET AND POLICY 8.14 – APPROVAL AND CHANGE OF JOB SCOPE PROCEDURES FOR CAPITAL PROJECTS**

At the August Regular meeting, the Board held the first of two votes to amend **Policy 7.03 – The Budget** and **Policy 8.14 – Approval and Change of Job Scope Procedures for Capital Projects**. The suggested motions will be voted on in the September 22<sup>nd</sup> Regular Board meeting.

**IX. ANNOUNCEMENTS**

- a) **Lakes JAC Meeting** – Wednesday, September 14<sup>th</sup> at 2:00 pm. in the Boardroom at the Country Club and via Livestream.
- b) **Golf JAC Meeting** – Wednesday, September 14<sup>th</sup> at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.
- c) **Board of Directors Regular Meeting** – Thursday, September 22<sup>nd</sup> at 6:00 p.m. in the Boardroom at the Country Club and via Livestream.
- d) **Milestone Board Training** – Wednesday, September 28<sup>th</sup> at 9:00 a.m. at Lakepoint. (CLOSED MEETING)
- e) **Community Meeting – Assessment Vote** – Tuesday, October 4<sup>th</sup> at 6:00 p.m. at Lakepoint.
- f) **Rules and Regulation Meeting** – Thursday, October 13<sup>th</sup> at 1:30 p.m. in the Boardroom at the Country Club and via Livestream.
- g) **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).
- h) **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.
- i) **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.

**X. ADJOURNMENT**

Chair Brandenburg adjourned the meeting at 9:00 a.m.