

**BELLA VISTA VILLAGE PROPERTY OWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING - (REGULAR SESSION)**  
**October 27, 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 Jan Hagan, and Director JB Portillo.

**BOARD MEMBERS ABSENT:** Director Fosdick

**BOARD MEMBER PROXY:** Director Fosdick gave the unstipulated proxy to Director Simms.

**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**

Chairperson Brandenburg called the meeting to order at 6:00 p.m.

**II. PLEDGE OF ALLEGIANCE**

**III. CELEBRATING SUCCESS**

None presented.

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

Director Portillo made a motion to approve the September 22<sup>nd</sup> meeting minutes. Director Barron seconded. There was no discussion. The motion passed unanimously approved.

Director Barron made a motion to approve the October 4th Special meeting minutes. Director Loyd seconded. There was no discussion. The motion passed unanimously approved.

Director Gain made a motion to approve the October 20th meeting 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 October Summary. For Further details please visit the minutes. <https://bellavistapoa.com/governance/committees/>

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

Mr. Judson gave the report for the Lakes Committee October summary. For further details please visit the minutes. <https://bellavistapoa.com/governance/committees/>

**VI. FINANCIAL REPORT**

Chief Operating Officer Tom Judson presented preliminary reports for the September 2022 financials. Once all the financials are complete, they will be posted to the 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. Waiver for second set of tees which came in over budget – (Board vote)**

Director Hagan made a motion to approve the expenditure of \$45,174.88 for the Highlands forward tee capital project, which was originally estimated at \$30,000. Director Barron seconded. There was no discussion. The vote was unanimous in favor of the motion. 7 to 0.

**X. License agreement for west side fire station access – (Board vote)**

Director Loyd made a motion to grant management the authority to enter into a license agreement with the City of Bella Vista for use of the POA parcel located next to old fire station # 3. Director Portillo seconded. There was no discussion, the vote was unanimous in favor of the motion. 7 to 0.

**XI. Policy 1.01 – Member Access to Association Information. Second and final vote of the two required votes. (Board vote)**

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 second of two required votes. Director Hagan seconded. There was no discussion, the vote passed unanimously in favor of the motion. 7 to 0.

**XII. Policy 1.02 – Establishing, Changing, or Rescinding Policies. Policy 1.03 Guidelines for Association Committees. Policy 1.03.1 – Audit Committee. Policy 1.03.2 – Guidelines for Functioning of Election Committee. (Board Vote). The first of two required votes.**

Director Abb made a motion to approve changes to Policy 1.02 – *Establishing, Changing, or Rescinding Policies*, which were recommended by the Rules & Regulations Committee. This is the first of two required votes. Director Gain seconded the motion. The vote was unanimously in favor of the motion. 9 to 0

Director Loyd made a motion to approve changes to Policy 1.03 – *Guidelines for Association Committees*, which were recommended by the Rules & Regulations Committee. This is the first of two required votes. Director Portillo seconded the motion. The vote was unanimously in favor of the motion. 9 to 0.

Director Gain made a motion to approve changes to Policy 1.03.1 – *Audit Committee*, which were recommended by the Rules & Regulations Committee. This is the first of two required votes. Director Barron seconded the motion. The vote was unanimous in favor of the motion. 9 to 0.

Director Barron made a motion to approve changes to Policy 1.03.2 – *Guidelines for Functioning of Election Committee*, which were recommended by the Rules & Regulations Committee. This is the first of two required votes. Director Gain seconded the motion. The vote was unanimously in favor of the motion. 9 to 0.

**XIII. Formal vote to approve the assessment increase for March 1, 2023. (Board Vote)**

Director Abb made a motion to approve authorizing the increase in assessments for improved properties from \$37 per month to \$40 per month, with the increase taking effect on March 1, 2023. This increase in assessments was approved by the membership in accordance with the POA's governing documents. Director Hagan seconded the motion. There was no discussion, the vote was unanimous in favor of the motion. 9 to 0.

**XIV. Proposed capital project for the Old Pro Shop**

Director Loyd made a motion to approve the capital project of \$26,009.99 to renovate the old pro shop at the Country Club. Director Hagan seconded the motion. There was no discussion. The vote was unanimously in favor of the motion. 9 to 0.

**XV. ANNOUNCEMENTS**

- a) **Milestone Training for the Board** – Wednesday, November 2<sup>nd</sup> at 8:30 a.m. at Lakepoint. **(CLOSED MEETING)**
- b) **Senior Staff budget presentation to the Board** – Thursday, November 3<sup>rd</sup> from 9:00 a.m. to 3:00 p.m. in the Boardroom at the Country Club **(Note: Timeframe and CLOSED MEETING)**
- c) **Golf JAC Meeting** – Wednesday, November 9<sup>th</sup> at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.
- d) **Budget Presentation to the Community** – Thursday, November 10<sup>th</sup> 6:00 p.m. in the Boardroom at the Country Club and via Livestream. (Note: This meeting is in place of the Work Session)
- e) **Recreation JAC Meeting** – Monday, November 14<sup>th</sup> at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.
- f) **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. **(Note: Date change due to the Holiday).**
- g) **Lakes JAC Meeting** – Wednesday, November 30<sup>th</sup> at 2:00 pm. in the Boardroom at the Country Club and via Livestream.

**XVI. ADJOURNMENT**

Chairperson Brandenburg adjourned the meeting at 6:45 p.m.

Submitted:

  
Jessica McCrary, Corporate Secretary

Approved:

  
David Brandenburg, Chairperson

