

**BELLA VISTA PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING (WORK SESSION)  
JANUARY 19, 2023, 9:00 A.M.  
BOARDROOM AT THE COUNTRY CLUB AND VIA ZOOM**

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

**BOARD MEMBERS ABSENT:** Vice Chair Jerre Jr. Barron

**BOARD MEMBER PROXIES:** Vice Chair Barron gave his stipulated proxy to Director Portillo.

**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 9:00 a.m.

**II. OPEN FORUM**

There were no member comments.

**III. BOARD OR MANAGEMENT RESPONSE**

There were no member comments for response.

Mr. Judson gave a 2022 recap of the Amenities usage. For further details on the usage of many amenities, please visit the video for the Work Session Board meeting.

[https://youtu.be/\\_chcDFhW24k](https://youtu.be/_chcDFhW24k)

**IV. ANNUAL APPROVAL OF CORPORATE OFFICERS**

Mr. Judson shared, per the Bylaws, each year in January the Board of Directors votes for the officer positions for the Association. Those positions are as follows, Jessica McCrary the Corporate Secretary of the Association, Beth Nagel the Treasurer of the Association, Doug McCash the Vice President of the Association, and Tom Judson the President of the Association. The Board will vote on these officer positions in the upcoming Regular Board meeting.

**V. PROPOSED POLICY CHANGES: POLICY 1.03.5, 1.03.6, 1.04, 1.05, 1.06.**

- a. This is the second and final vote on these proposed policy changes. Vote to be taken at the upcoming Regular Board meeting.**

Mr. Judson suggested for anyone who would like to have more information; please visit our website for the Rules and Regulations meeting. [Committees » Bella Vista Property Owners Association \(bellavistapoa.com\)](https://bellavistapoa.com)

**VI. PROPOSED POLICY CHANGES: POLICY 1.07, 1.08, 1.10, 1.11, 1.12, 2.01, 2.02, 2.03, 2.04, 2.05, 2.06, 2.07.**

- a. **This is the first of two required votes on these proposed changes. Vote to be taken at the upcoming Regular Board meeting.**

Mr. Judson suggested for anyone who would like to have more information; please visit our website for the Rules and Regulations meeting. [Committees » Bella Vista Property Owners Association \(bellavistapoa.com\)](http://bellavistapoa.com)

**VII. WAIVER APPROVAL ON CAPITAL PROJECTS OVER BUDGET**

Mr. Judson gave a recap that back in May of last year, he notified the Board how inflation was having a significant impact upon our capital projects. Specifically, inflation has impacted paving and concrete projects. Three projects for waivers are: Blowing Springs road paving, Lake Rayburn dam road paving, and Metfield pickleball courts. For further details, visit [Board of Directors » Bella Vista Property Owners Association \(bellavistapoa.com\)](http://bellavistapoa.com)

**VIII. ANNOUNCEMENTS**

- a) **Board of Directors Regular Session** – Thursday, January 26<sup>th</sup> at 6:00 p.m. in the Boardroom at the Country Club and via Livestream.
- b) **Informational Meeting for Board Candidates** – Tuesday, January 31<sup>st</sup> at 4:00 p.m. in the Boardroom at the Country Club.
- c) **Lakes JAC Meeting** – Wednesday, February 8<sup>th</sup> at 2:00 pm. in the Boardroom at the Country Club and via Livestream.
- d) **Golf JAC Meeting** – Wednesday, February 8<sup>th</sup> at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.
- e) **Rules and Regulation Meeting** – Thursday, February 9<sup>th</sup> at 1:30 p.m. in the Boardroom at the Country Club and via Livestream.
- f) **Board of Directors GM Meeting** – Thursday, February 9<sup>th</sup> at 2:30 p.m. in the Boardroom at the Country Club (CLOSED MEETING)
- g) **Recreation JAC Meeting** – Monday, February 13<sup>th</sup> at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.
- h) **Board of Directors Work Session** – Thursday, February 16<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, February 23<sup>rd</sup> at 6:00 p.m. in the Boardroom at the Country Club and Live streamed.

**IX. ADJOURNMENT**

Chairperson Brandenburg adjourned the meeting at 9:16 a.m.