

**BELLA VISTA PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING (WORK SESSION)  
DECEMBER 08, 2022, 9:00 A.M.  
BOARDROOM AT THE COUNTRY CLUB AND VIA ZOOM**

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

**BOARD MEMBERS ABSENT:** None

**BOARD MEMBER PROXIES:** None

**OTHERS PRESENT:** Chief Operating Officer Tom Judson, General Counsel Doug McCash, Chief Financial Officer Beth Nagel, Director of Recreation and Wellness Joan Glubczynski 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.

**IV. PROPOSED NEW TRAILS AND TRAIL PROJECTS UPDATE– (Board vote)**

Mr. Judson shared the Trailblazers' presentation with the Board and Community. The proposed trails are the following: Lake Ann Lookout Bypass, Kingsdale Clubhouse Connector, North Kingsdale Connector and 71B Parallel Connector. Further details please visit the Work Session [Video](#).

**V. PROPOSED PURCHASE OF LAND FOR THE FUTURE WATER TOWER ON THE WEST SIDE – (Board vote)**

Mr. Judson shared as the housing growth continues especially on the west side of Bella Vista, the need for an additional water tower is in the future. The 2.5 acres pictured in the Work Session packet has been appraised and valued at \$21,800. The water department would provide the funding for this purchase. The board will vote on this during the December 15<sup>th</sup> meeting.

**VI. APPROVAL OF CAPITAL PROJECTS OVER BUDGET – (Board vote)**

Mr. Judson shared as this year continues, the story repeats itself with inflation. As costs are driving up the capital projects, this is necessitating the need for more waivers. We have had to request more waivers this year alone, compared to the combined total of the previous six years.

**VII. POLICY 1.03.5 – Rules and Regulations Committee, Policy 1.03.6 – Charitable Giving Committee, Policy 1.04 – Joint Advisory Committee, Policy 1.05 – Special or Ad-Hoc Committees, Policy 1.06 – Nomination by Petition, Policy – 1.07- Board Meetings.  
(Board vote)**

Mr. Judson presented the suggested changes made by the Rules and Regulations Committee. The process for policy changes goes through a six-step process before they are voted upon by the Board. The purpose of these changes is to simplify and clarify the policies under review.

**VIII. ANNOUNCEMENTS**

- a. **Board of Directors Regular Session** – Thursday, December 15<sup>th</sup> at 6:00 p.m. in the Boardroom at the Country Club and via Livestream.
- b. **Rules and Regulation Meeting** – Thursday, January 12<sup>th</sup> at 1:30 p.m. in the Boardroom at the Country Club and via Livestream.
- c. **Board of Directors GM Meeting** – Thursday, January 12<sup>th</sup> at 2:30 p.m. in the Boardroom at the Country Club (CLOSED MEETING)
- d. **Board of Directors Work Session** – Thursday, January 19<sup>th</sup> at 9:00 a.m. in the Boardroom at the Country Club and via Livestream.
- e. **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.

**IX. ADJOURNMENT**

Chairperson Brandenburg adjourned the meeting at 10:15 a.m.