

**BELLA VISTA VILLAGE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING - (REGULAR SESSION)
December 15, 2022, 6:00 p.m.**

BOARD MEMBERS PRESENT AND VIA ZOOM: Chairperson David Brandenburg, Vice Chair Jerre Barron, Jr., Director JB Portillo, Director Mike Abb, Director Jason Loyd, Director Jackie Gain, Director Jan Simms, Director Jan Hagan, and Director Sandy Fosdick.

BOARD MEMBERS ABSENT: None

BOARD MEMBER PROXY: 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

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 Barron made a motion to approve the November 17th meeting minutes. Director Hagan seconded. There was no discussion. The motion was approved unanimously.

Director Fosdick made a motion to approve the December 8th meeting minutes. Director Gain seconded. There was no discussion. The motion was approved unanimously.

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/>.

Mr. Judson gave the summary for the Lakes Committee at the meeting held on November 30th. For further details please visit <https://bellavistapoa.com/governance/committees/>

Mr. Judson shared that the Golf and Recreation committees voted on canceling the December meetings.

VI. FINANCIAL REPORT

November Financials will be posted on the website, when completed.

<https://bellavistapoa.com/governance/financials/>.

VII. OPEN FORUM – PROPERTY OWNER COMMENTS LIMITED TO 3 MINUTES

Yes, there were member comments and questions. To review and listen, please visit [December 15, 2022 Board meeting video](#) .

VIII. RESPONSE TO OPEN FORUM

Mr. Judson responded to the members' comments and questions. For further information please visit the [December 15, 2022 Board meeting video](#)

NEW BUSINESS

IX. Proposed new trails and trail projects update

The Board of Directors tabled the proposed Lake Ann Lookout Bypass trail until January's next Board meeting. The Kingsdale Clubhouse Connector trail and the North Kingsdale Connector trail were both removed.

Director Barron made a motion approving the 71B Parallel Connector trail. Director Portillo seconded. The motion was approved by a vote of 7 to 2. Director Fosdick and Simms opposed.

X. Proposed purchase of land for the future water tower on the west side

Mr. Judson shared how the west side of Bella Vista is growing and will need an additional water tower in the future. A suitable location was found. This land has been appraised and is valued at \$21,800. The 2.5 acres is owned by Cooper Communities, they are willing to sell to the POA. The Water Department will provide the funding for this purchase. Director Fosdick made a motion to authorize the purchase of 2.5 acres of land for \$21,800 from Cooper Communities to be used for the future development of a water tower. Director Barron seconded. The motion passed unanimously.

XI. Waivers for Capital Projects

Mr. Judson stated the consistent need for waivers in 2022. Inflation has significantly driven up the cost of capital projects. The Board was notified by the Chief Operating Officer in May of the impact of inflation. To put things into perspective, we have had to request more waivers this year alone, compared to the combined total of the previous six years.

Director Gain made a motion granting a waiver for the expenditure of \$125,345 for the Tiny Cabin capital project, which was originally estimated at \$79,490. Director Hagan seconded. The motion passed unanimously.

Director Loyd made a motion granting a waiver for the expenditure of \$60,222 for the purchase of a Service Truck capital project, which was originally estimated at \$46,000. Director Barron seconded. The motion passed unanimously.

XII. Policies Under Review

Policy 1.03.5 – *Rules and Regulations Committee*- **Policy 1.03.6** – *Charitable Giving Committee*. **Policy 1.04** - *Joint Advisory Committees*. **Policy 1.05** – *Special or Ad-Hoc Committees and Task Force*. **Policy 1.06**- *Nomination by Petition*. **Policy 1.07** - *Board Meetings*. This is the first of two required readings.

Mr. Judson gave a reminder about the six-step process for policies under review.

Director Barron made a motion approving the recommended changes to **Policy 1.03.5- Rules and Regulations Committee**. Director Gain seconded. This is the first of two required readings. There was no discussion, the vote passed unanimously in favor of the motion.

Director Fosdick made a motion approving the recommended changes to **Policy 1.03.6- Charitable Giving Committee**. This is the first of two required readings. Director Loyd seconded. There was no discussion, vote passed unanimously in favor of the motion.

Director Gain made a motion approving the recommended changes to **Policy 1.04 - Joint Advisory Committees**. This is the first of two required readings. Director Fosdick seconded. There was no discussion, vote passed unanimously in favor of the motion.

Director Gain made a motion approving the recommended changes to **Policy 1.05 Special or Ad-Hoc Committees and Task Forces**. This is the first of two required readings. Director Barron seconded. There was no discussion, vote passed unanimously in favor of the motion.

Director Hagan made a motion approving the recommended changes to **Policy 1.06 - Nomination by Petition**. This is the first of two required readings. Director Gain seconded. There was no discussion. Motion passed unanimously in favor.

Director Fosdick made a motion approving the recommended changes to **Policy 1.07- Board Meetings**. This is the first of two required readings. Director Barron seconded. Motion passed unanimously in favor.

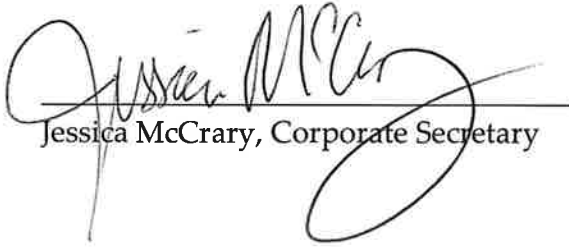
XIII. ANNOUNCEMENTS

- a) **Recreation JAC Meeting** – Monday, January 9th at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.
- b) **Lakes JAC Meeting** – Wednesday, January 11th at 2:00 pm. in the Boardroom at the Country Club and via Livestream.
- c) **Golf JAC Meeting** – Wednesday, January 11th at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.
- d) **Rules & Regulations Meeting** – Thursday, January 12th at 1:30pm in the Boardroom at the Country Club and via Livestream.
- e) **Board of Directors GM Meeting** – Thursday, January 12th at 2:30 p.m. in the Boardroom at the Country Club. (CLOSED MEETING).
- f) **Board of Directors Work Session** – Thursday, January 19th at 9:00 a.m. in the Boardroom at the Country Club and via Livestream.
- g) **Board of Directors Regular Session** – Thursday, January 26th at 6:00 p.m. in the Boardroom at the Country Club and via Livestream.
- h) **Board Candidate Informational Meeting** – Tuesday, January 31st at 4:00 p.m. in the Boardroom at the Country Club.

XIV. ADJOURNMENT

Chairperson Brandenburg adjourned the meeting at 7:35 pm

Submitted:



Jessica McCrary, Corporate Secretary

Approved:



David Brandenburg, Chairperson