

**BELLA VISTA VILLAGE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING - (REGULAR SESSION)
January 26, 2023, 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, and Director Sandy Fosdick.

BOARD MEMBERS ABSENT: Director Gain, Director Hagan, and Director Simms

BOARD MEMBER PROXY: Director Gains and Director Simms gave their proxy to Chairperson Brandenburg and Director Hagan gave his 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 6:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. CELEBRATING SUCCESS

Mr. Judson presented six celebratory success awards to Eric, Scott, Ron, Adam, John, and Donald. These employees came in on Christmas Day and afterwards to repair buildings impacted by freezing temperatures. For the rest of the success story, please visit

<https://youtu.be/qDuPT7m6pIw>

IV. APPROVAL OF MINUTES (BOARD VOTE)

Director Barron made a motion to approve the December 15th meeting minutes. Director Loyd seconded. There was no discussion. The motion was approved unanimously.

Director Portillo made a motion to approve the January 19th meeting minutes. Director Fosdick 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 January summary for the Lakes Committee. For further details please visit <https://bellavistapoa.com/governance/committees/>

Mr. Judson gave the January summary for the Golf Committee. For further details please visit <https://bellavistapoa.com/governance/committees/>

The Recreation Committee Chair Deborah Lukotch gave the January Recreation summary. For further details, please visit <https://bellavistapoa.com/governance/committees/>

VI. FINANCIAL REPORT

Chief Financial Officer Beth Nagel presented the December 2022 yearend Financials. For further information, please visit the link <https://bellavistapoa.com/governance/financials/>.

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

No comments or questions.

VIII. RESPONSE TO OPEN FORUM

No comments or questions.

NEW BUSINESS

IX. Annual approval of Corporate Officers

Mr. Judson stated, per the Bylaws, each year in January the Board of Directors votes for the officer positions for the Association.

- a. Director Barron made a motion naming Jessica McCrary the Corporate Secretary of the Association. Director Loyd seconded. There was no discussion. The motion was approved unanimously.
- b. Director Portillo made a motion naming Beth Nagel the Treasurer of the Association. Director Barron seconded. There was no discussion. The motion was approved unanimously.
- c. Director Loyd made a motion naming Doug McCash the Vice President of the Association. Director Fosdick seconded. There was no discussion. The motion was approved unanimously.
- d. Director Abb made a motion naming Tom Judson the President of the Association. Director Loyd seconded. There was no discussion. The motion was approved unanimously.

X. Proposed policy changes

Mr. Judson shared how before each policy is voted upon, policies go through a six-step process.

- a. Director Barron made a motion approving the recommended changes to *Policy 1.07 – Board Meetings*. Director Portillo seconded. This is the first of two required readings. There was no discussion. Motion passed unanimously.
- b. Director Portillo made a motion approving the recommended changes to *Policy 1.08 – Special Meeting of Members*. This is the first of two required readings. Director Barron seconded. There was no discussion. Motion passed unanimously in favor.
- c. Director Loyd made a motion approving the recommended changes to *Policy 1.10 – Board of Director's Ethics*. Director Abb seconded. This is the first of two required readings. There was no discussion. Motion passed unanimously.
- d. Director Abb made a motion approving the recommended changes to *Policy 1.11 – Conflict of Interest Policy*. Director Fosdick seconded. This is the first of two required readings. There was no discussion. Motion passed unanimously.
- e. Director Fosdick made a motion approving the recommended changes to *Policy 1.12 – Disciplinary Procedure for Directors*. Director Loyd seconded. This is the first of two required readings. There was no discussion. Motion passed unanimously.
- f. Director Barron made a motion approving the recommended changes to *Policy 2.01 – Common Property- Lakes*. Director Portillo seconded. This is the first of two required readings. There was no discussion. Motion passed unanimously.

- g. Director Portillo made a motion approving the recommended changes to *Policy 2.02 – Facility Reservations and Fee Policy*. Director Barron seconded. This is the first of two required readings. There was no discussion. Motion passed unanimously.
- h. Director Loyd made a motion approving the recommended changes to *Policy 2.03 – Golf Cart Registration*. Director Fosdick seconded. This is the first of two required readings. There was no discussion. Motion passed unanimously.
- i. Director Barron made a motion approving the recommended changes to *Policy 2.04 – Boat Registration and Mooring Lease Agreement*. Director Portillo seconded. This is the first of two required readings. There was no discussion. Motion passed unanimously.
- j. Director Loyd made a motion approving the recommended changes to *Policy 2.05 – Common Property*. Director Abb seconded. This is the first of two required readings. There was no discussion. Motion passed unanimously.
- k. Director Fosdick made a motion approving the recommended changes to *Policy 2.06 – Member Conduct*. Director Barron seconded. This is the first of two required readings. There was no discussion. Motion passed unanimously.
- l. Director Abb made a motion approving the recommended changes to *Policy 2.07 – Common Property- Cutting Trees*. Director Abb seconded. This is the first of two required readings. There was no discussion. Motion passed unanimously.

XI. Waiver approval on capital projects over budget

Mr. Judson stated to the Board in May of last year how inflation was significantly impacting our capital projects.

Director Fosdick made a motion granting a waiver for the Blowing Springs Road paving 2022 capital project, which came in over the budget more than the 10% threshold due to inflation. Director Portillo seconded. There was no discussion. Motion passed unanimously in favor.

Director Loyd made a motion granting a waiver for the Lake Rayburn dam road paving 2022 capital project, which came in over the budget more than the 10% threshold due to inflation. Director Barron seconded. There was no discussion. Motion passed unanimously in favor.

Director Abb made a motion granting a waiver for the Metfield pickleball courts 2022 capital project, which came in over the budget more than the 10% threshold due to inflation. Director Fosdick seconded. There was no discussion. Motion passed unanimously in favor.

XII. ANNOUNCEMENTS

- **Informational Board of Elections Meeting** – Tuesday, January 31st at 4:00 p.m. in the Boardroom at the Country Club. --- Reschedule for February 7th due to Inclement weather.
- **Lakes JAC Meeting** – Wednesday, February 8th at 2:00 pm. in the Boardroom at the Country Club and via Livestream.

- **Golf JAC Meeting** – Wednesday, February 8th at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.
- **Rules and Regulation Meeting** – Thursday, February 9th at 1:30 p.m. in the Boardroom at the Country Club and via Livestream.
- **Board of Directors GM Meeting** – Thursday, February 9th at 2:30 p.m. in the Boardroom at the Country Club (CLOSED MEETING)
- **Recreation JAC Meeting** – Monday, February 13th at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.
- **Board of Directors Work Session** – Thursday, February 16th at 9:00 a.m. in the Boardroom at the Country Club and via Livestream.
- **Deadline for the submission of Board Candidate Packets** – Friday, February 17th at 4:00 p.m. Packets must be submitted to the Corporate Secretary.
- **Board of Directors Regular Session** – Thursday, February 23rd at 6:00 p.m. in the Boardroom at the Country Club and via Livestream.

XIII. ADJOURNMENT

Chairperson Brandenburg adjourned the meeting at 6:56 pm

Submitted:


Jessica McCrary, Corporate Secretary

Approved:


David Brandenburg, Chairperson