

**BELLA VISTA PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING (WORK SESSION)  
FEBRUARY 16, 2023, 9:00 A.M.  
BOARDROOM AT THE COUNTRY CLUB AND LIVESTREAM**

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

**BOARD MEMBERS ABSENT:** None

**BOARD MEMBER PROXIES:** None

**OTHERS PRESENT:** Chief Operating Officer Tom Judson, General Counsel Doug McCash, 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. POLICIES UNDER REVIEW- Second and final vote to be taken at the Regular Board meeting. Policies 1.07 through 2.07**

Director Portillo, the Chair of Rules and Regulations Committee gave a brief explanation regarding policy reviews and recommended changes. For further details, please view the Work Session [video](#) . It was discussed that additional changes need to be made to Policy 1.08. Additional changes to this policy will require a new first vote to be taken.

**V. POLICIES UNDER REVIEW – First reading for two required votes. Vote to be taken at the Regular Board meeting. Policies 2.08 through 10.01**

Mr. Judson presented each policy change. Please view the [video](#) for further information.

**VI. THREE BID WAIVER- Country Club pump project**

Mr. Judson shared that despite the team's efforts to solicit contractors to submit bids for this project, only one firm submitted a bid, Diamond C Construction. The good news is that we have worked with this contractor previously and have been pleased with their work. For further project details please visit the [Board of Directors » Bella Vista Property Owners Association \(bellavistapoa.com\)](#) Work Session packet.

**VII. ANNOUNCEMENTS**

- a. **Deadline submission for Board Candidate packets** – Friday, February 17<sup>th</sup> by 4:00 pm. Packets must be submitted to the corporate secretary.
- b. **Board of Directors Regular Session** – Thursday, February 23<sup>rd</sup> at 6:00 p.m. in the Boardroom at the Country Club and via Livestream.
- c. **Lakes JAC Meeting** – Wednesday, March 8<sup>th</sup> at 2:00 pm. in the Boardroom at the Country Club and via Livestream.

- d. **Golf JAC Meeting** – Wednesday, March 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, March 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, March 9<sup>th</sup> at 2:30 p.m. in the Boardroom at the Country Club (CLOSED MEETING)
- g. **Recreation JAC Meeting** – Monday, March 13<sup>th</sup> at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.
- h. **Meet the Candidates-** Tuesday, March 14<sup>th</sup> at 6:00 p.m. at Lakepoint and Livestream.
- i. **Board of Directors Work Session** – Thursday, March 16<sup>th</sup> at 9:00 a.m. in the Boardroom at the Country Club and via Livestream.
- j. **Board of Directors Regular Session** – Thursday, March 23<sup>rd</sup> at 6:00 p.m. in the Boardroom at the Country Club and Live streamed.

#### **VIII. ADJOURNMENT**

Chairperson Brandenburg adjourned the meeting at 10:06 a.m.