

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

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

**BOARD MEMBERS ABSENT:** Vice-Chair Barron and Director Portillo

**BOARD MEMBER PROXIES:** Vice-Chair Barron and Director Portillo gave their unstipulated proxies to Chairperson Brandenburg.

**OTHERS PRESENT:** Chief Operating Officer Tom Judson, General Counsel Doug McCash, and Treasurer 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.

**IV. REQUEST FOR FAILED SEPTIC SYSTEM - # 1 Ramsey Drive**

Mr. Judson introduced Mike Taggart, Director of Maintenance and Construction for the POA. Mr. Taggart presented the septic system issue at hand, for further information and discussion, please view the [Work Session Video](#)

Mr. Judson noted that voting normally takes place at the Regular Session Board meeting. However, if there is a pressing situation, the vote can be taken at the Work Session. In this case, the septic system failure benefits from voting in the Work Session.

Director Hagan made a motion granting the request for # 1 Ramsey Drive to install a new septic system on POA Common Property, due to their failed septic system. Director Loyd seconded. There was discussion, 8 to 1, Director Fosdick opposed.

**V. POLICIES UNDER REVIEW- Second and final vote to be taken at the Regular Board meeting. Policies 2.08 through 10.01. (Policies withdrawn are 3.04, 7.03, and 8.14, as zero changes were made).**

Mr. Judson gave a brief explanation regarding policy reviews and the recommended changes, as they go through a six-step process before the Board votes. For further details, please view February's Rules & Regulations and Regular Session [videos](#).

**VI. ANNOUNCEMENTS**

- a. **Board of Directors Regular Session** – Thursday, March 23<sup>rd</sup> at 6:00 p.m. in the Boardroom at the Country Club and via Livestream.
- b. **Recreation JAC Meeting** – Monday, April 10<sup>th</sup> at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.

- c. **Lakes JAC Meeting** – Wednesday, April 12<sup>th</sup> at 2:00 pm. in the Boardroom at the Country Club and via Livestream.
- d. **Golf JAC Meeting** – Wednesday, April 12<sup>th</sup> at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.
- e. **Rules and Regulation Meeting** – Thursday, April 13<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, April 13<sup>th</sup> at 2:30 p.m. in the Boardroom at the Country Club (CLOSED MEETING)
- g. **Board of Directors Work Session** – Thursday, April 20<sup>th</sup> at 9:00 a.m. in the Boardroom at the Country Club and via Livestream.
- h. **Board of Directors Regular Session** – Thursday, April 27<sup>th</sup> at 6:00 p.m. in the Boardroom at the Country Club and Live streamed.

## **VII. ADJOURNMENT**

Chairperson Brandenburg adjourned the meeting at 9:20 a.m.