

**BELLA VISTA VILLAGE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING - (REGULAR SESSION)
FEBRUARY 23, 2023, 6:00 p.m.**

BOARD MEMBERS PRESENT: Chairperson David Brandenburg, Vice-Chairperson Jerre Barron, Directors JB Portillo, Jan Hagan, Mike Abb, Sandy Fosdick, Jan Simms, Jackie Gain, Jason Loyd

BOARD MEMBERS ABSENT: None

BOARD MEMBER PROXY: None

OTHERS PRESENT: Chief Operating Officer Tom Judson, General Counsel Doug McCash, Treasurer 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. ELECTION COMMITTEE- CANDIDATES LOTTERY NAME DRAWING

Mr. Bob Ritschel, Chairperson of the Election Committee, conducted the drawing for Board Candidate names and the order went as follows: Sandy Fosdick, Bradley Parker, David Brandenburg, Janice Simms, Parker Stohlton, and Jeff Hendren. Meet the Candidates night will be held on March 14th at 6:00 pm, at Lakepoint.

IV. APPROVAL OF MINUTES (BOARD VOTE)

Chairperson Brandenburg called for a motion to approve the minutes from the January 26, 2023, Regular Session Board Meeting. Director Barron made a motion to approve the Board of Directors Regular Session Board Meeting minutes. Director Abb seconded. There was no discussion. The motion passed unanimously.

Chairperson Brandenburg called for a motion to approve the minutes from February 16, 2023, Working Session Board Meeting. Director Gain made a motion to approve the Board of Directors Work Session minutes. Director Loyd seconded. There was no discussion. The motion passed unanimously.

V. EXECUTIVE SESSION SUMMARY – FEBRUARY 9, 2023

The Executive Session provided the Board with an update on the Trafalgar Stump Dump litigation.

VI. JOINT ADVISORY COMMITTEE REPORTS

To review the minutes and videos of each Joint Advisory Committee's meeting, please visit our web page, <https://bellavistapoa.com/governance/committees/>.

Deborah Lukotch, Chairperson for the Recreation Committee presented the JAC summary. For further information please visit the link provided.

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

Ruth Hatcher, Chairperson for the Golf Committee presented the JAC summary. For further information please visit the link provided.

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

Mr. Judson presented the Lakes JAC summary. For further information please visit the link provided. <https://bellavistapoa.com/governance/committees/>.

VII. FINANCIAL REPORT

Treasurer and Chief Financial Officer, Beth Nagel presented the January financials. They are available on our website, please visit <https://bellavistapoa.com/governance/financials/>.

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

a) The Corporate Secretary read an email from a member regarding the trails and e-bikes.

IX. RESPONSE TO OPEN FORUM

a) Mr. Judson shared that the City has an ordinance in place and the POA's policy mirrors this ordinance.

NEW BUSINESS

X. **POLICIES UNDER REVIEW**- Second and final vote to be taken at the Regular Board meeting. *Policies 1.07 through 2.07 (except 1.08)*

Director Loyd made a motion approving the recommended changes to **Policy 1.07 – Board Meetings**. This is the second of two required votes. Director Abb seconded. There was no discussion; the motion passed unanimously.

Director Gain made a motion approving the recommended changes to **Policy 1.10 – Board of Director's Ethics**. This is the second of two required votes. Director Barron seconded. There was no discussion; the motion passed unanimously.

Director Abb made a motion approving the recommended changes to **Policy 1.11 – Conflict of Interest Policy**. This is the second of two required votes. Director Loyd seconded. There was no discussion; the motion passed unanimously.

Director Simms made a motion approving the recommended changes to **Policy 1.12 – Disciplinary Procedure for Directors**. This is the second of two required votes. Director Portillo seconded. There was no discussion; the motion passed unanimously.

Director Fosdick made a motion approving the recommended changes to **Policy 2.01 – Common Property - Lakes**. This is the second of two required votes. Director Hagan seconded. There was no discussion; the motion passed unanimously.

Director Hagan made a motion approving the recommended changes to **Policy 2.02 – Reservation of Amenities and Fee Policy**. This is the second of two required votes. Director Barron seconded. There was no discussion; the motion passed unanimously.

Director Barron made a motion approving the recommended changes to **Policy 2.03 – Golf Cart Registration**. This is the second of two required votes. Director Abb seconded. There was no discussion; the motion passed unanimously.

Director Portillo made a motion approving the recommended changes to **Policy 2.04 – Boat Registration and Mooring Lease Agreement**. This is the second of two required votes. Director Barron seconded. There was no discussion; the motion passed unanimously.

Director Loyd made a motion approving the recommended changes to **Policy 2.05 – Common Property**. This is the second of two required votes. Director Hagan seconded. There was no discussion; the motion passed unanimously.

Director Gain made a motion approving the recommended changes to **Policy 2.06– Member Conduct**. This is the second of two required votes. Director Loyd seconded. There was no discussion; the motion passed unanimously.

Director Abb made a motion approving the recommended changes to **Policy 2.07– Common Property – Cutting Trees**. This is the second of two required votes. Director Gain seconded. There was no discussion; the motion passed unanimously.

XI. POLICIES UNDER REVIEW – This is the first reading of two required readings. Policies 1.01, 1.08, 2.08 through 10.01, and Table of Contents. (Except 3.04, 7.03, and 8.14)

Director Loyd made a motion approving the recommended changes to **Policy 1.01 – Member Access to Association Information**. This is the first of two required votes. Director Abb seconded. There was no discussion; the motion passed unanimously.

Director Gain made a motion approving the recommended changes to **Policy 1.08 – Special Meeting of Members**. This is the first of two required votes. Director Loyd seconded. There was no discussion; the motion passed unanimously.

Director Abb made a motion approving the recommended changes to **Policy 2.08 – Common Property - Trails**. This is the first of two required votes. Director Portillo seconded. There was no discussion; the motion passed unanimously.

Director Simms made a motion approving the recommended changes to Policy 2.09 – *Common Property – Preservation of Natural Environment*. This is the first of two required votes. Director Barron seconded. There was no discussion; the motion passed unanimously.

Director Fosdick made a motion approving the recommended changes to Policy 3.01 – *Penalizing a Member*. This is the first of two required votes. Director Barron seconded. There was no discussion; the motion passed unanimously.

Director Hagan made a motion approving the recommended changes to Policy 3.01.1 – *Appeal Procedure*. This is the first of two required votes. Director Portillo seconded. There was no discussion; the motion passed unanimously.

Director Barron made a motion approving the recommended changes to Policy 3.02 – *Identification Cards*. This is the first of two required votes. Director Loyd seconded. There was no discussion; the motion passed unanimously.

Director Portillo made a motion approving the recommended changes to Policy 3.03 – *Membership Cards*. This is the first of two required votes. Director Barron seconded. There was no discussion; the motion passed unanimously.

Policy 3.04 – Guest Policies, as this policy had zero changes, the motion was withdrawn.

Director Gain made a motion approving the recommended changes to Policy 3.08 – *Temporary Parking of Vehicles*. This is the first of two required votes. Director Loyd seconded. There was no discussion; the motion passed unanimously.

Director Abb made a motion approving the recommended changes to Policy 3.09 – *Suspension of Water Service for Non-payment of Assessments*. This is the first of two required votes. Director Simms seconded. There was no discussion; the motion passed unanimously.

Director Simms made a motion approving the recommended changes to Policy 4.01 – *Cross-Connection Control Policy*. This is the first of two required votes. Director Hagan seconded. There was no discussion; the motion passed unanimously.

Director Fosdick made a motion approving the recommended removal of Policy 4.02 – *Exterior Maintenance Policy*. This is the first of two required votes. Director Portillo seconded. There was no discussion; the motion passed unanimously.

Director Hagan made a motion approving the recommended changes to Policy 6.02 – *Official POA Publication and Release of Information*. This is the first of two required votes. Director Barron seconded. There was no discussion; the motion passed unanimously.

Policy 7.03 – Annual Budget, as this policy had zero changes, the motion was withdrawn.

Director Portillo made a motion approving the recommended changes to Policy 7.04 – *Investment Policy*. This is the first of two required votes. Director Barron seconded. There was no discussion; the motion passed unanimously.

Director Loyd made a motion approving the recommended changes to Policy 7.05 – *Assessments, Fees, and Other Revenues*. This is the first of two required votes. Director Portillo seconded. No discussion, motion was in favor and passed unanimously.

Director Gain made a motion approving the recommended changes to Policy 8.01 – *Directors and Officers Indemnification*. This is the first of two required votes. Director Loyd seconded. No discussion, motion was in favor and passed unanimously.

Director Abb made a motion approving the recommended changes to Policy 8.02 – *Gifts and Donations*. This is the first of two required votes. Director Simms seconded. There was no discussion; the motion passed unanimously.

Director Simms made a motion approving the recommended changes to Policy 8.03 *Request for the use of Common Property*. This is the first of two required votes. Director Portillo seconded. There was no discussion; the motion passed unanimously.

Director Fosdick made a motion approving the recommended changes to Policy 8.03.1 *Use of Common Property*. This is the first of two required votes. Director Barron seconded. There was no discussion; the motion passed unanimously.

Director Hagan made a motion approving the recommended changes to Policy 8.03.2 – *Docks and Boathouse Policy*. This is the first of two required votes. Director Loyd seconded. There was no discussion; the motion passed unanimously.

Director Barron made a motion approving the recommended removal of Policy 8.04 *Maintaining of Original Documents*–. This is the first of two required votes. Director Hagan seconded. There was no discussion; the motion passed unanimously.

Director Portillo made a motion approving the recommended removal of Policy 8.06 – *Conducting a Business on Residential Property*. This is the first of two required votes. Director Loyd seconded. There was no discussion; the motion passed unanimously.

Director Loyd made a motion approving the recommended removal of Policy 8.08 – *Standard Operation Procedures Manual*. This is the first of two required votes. Director Barron seconded. There was no discussion; the motion passed unanimously.

Director Gain made a motion approving the recommended changes to Policy 8.09 – *Engagement of Professional Service Providers*. This is the first of two required votes. Director Abb seconded. There was no discussion; the motion passed unanimously.

Director Abb made a motion approving the recommended removal of Policy 8.10 – *Engagement of Contract Service Providers*. This is the first of two required votes. Director Loyd seconded. There was no discussion; the motion passed unanimously.

Director Simms made a motion approving the recommended changes to Policy 8.11 – *Procurement of Goods, Equipment, and Contract Service Providers*. This is the first of two required votes. Director Portillo seconded. There was no discussion; the motion passed unanimously.

Director Hagan made a motion approving the recommended changes to Policy 8.13 – *Leasing of Association Assets*. This is the first of two required votes. Director Barron seconded. There was no discussion, the motion was approved 8 to 1, Director Fosdick opposed.

Policy 8.14 – Approval and Change of Scope Procedures for Capital Projects, as this policy had zero changes, the motion was withdrawn.

Director Portillo made a motion approving the recommended changes to Policy 8.16 – *Authority to Approve Employment Agreements*. This is the first of two required votes. Director Barron seconded. No discussion, motion was in favor and passed unanimously.

Director Loyd made a motion approving the recommended changes to Policy 9.01 – *Bella Vista Logo*. This is the first of two required votes. Director Gain seconded. There was no discussion; the motion passed unanimously.

Director Gain made a motion approving the recommended changes to Policy 9.03 – *Volunteerism*. This is the first of two required votes. Director Abb seconded. There was no discussion; the motion passed unanimously.

Director Abb made a motion approving the recommended changes to Policy 9.04 – *Board Election and Political Candidates/Use of Facilities*. This is the first of two required votes. Director Loyd seconded. There was no discussion; the motion passed unanimously.

Director Simms made a motion approving the recommended changes to Policy 10.01 – *Definition of a Dependent*. This is the first of two required votes. Director Barron seconded. There was no discussion; the motion passed unanimously.

Director Fosdick made a motion approving the recommended changes to the *List of Content for the Policies*. This is the first of two required readings. Director Loyd seconded. There was no discussion; the motion passed unanimously.

XII. THREE BID WAIVER FOR THE COUNTRY CLUB PUMP PROJECT

Director Loyd made a motion granting a three bid waiver for the Country Club pump house stabilization project. Despite efforts to receive multiple bids, only one contractor ended up submitting a bid on the project. Director Barron seconded. There was no discussion; the motion passed unanimously.


XIII. ANNOUNCEMENTS

- a. **Lakes JAC Meeting** – Wednesday, March 8th at 2:00 pm. in the Boardroom at the Country Club and via Livestream.
- b. **Golf JAC Meeting** – Wednesday, March 8th at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.
- c. **Rules and Regulation Meeting** – Thursday, March 9th at 1:30 p.m. in the Boardroom at the Country Club and via Livestream.
- d. **Board of Directors GM Meeting** – Thursday, March 9th at 2:30 p.m. in the Boardroom at the Country Club (CLOSED MEETING)
- e. **Recreation JAC Meeting** – Monday, March 13th at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.
- f. **Meet the Candidates** - Tuesday, March 14th at 6:00 p.m. at Lakepoint and via Livestream.
- g. **Board of Directors Work Session** – Thursday, March 16th at 9:00 a.m. in the Boardroom at the Country Club and via Livestream.
- h. **Board of Directors Regular Session** – Thursday, March 23rd at 6:00 p.m. in the Boardroom at the Country Club and via Livestream.

XIV. ADJOURNMENT

The meeting adjourned at 7:11 p.m.

Submitted:



Jessica McCrary, Corporate Secretary

Approved:



David Brandenburg, Board Chairperson

**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 23rd at 6:00 p.m. in the Boardroom at the Country Club and via Livestream.
- b. **Recreation JAC Meeting** – Monday, April 10th at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.