

**BELLA VISTA PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING (WORK SESSION)
APRIL 20, 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 Hagan, Director Gain, Director Abb, Director Simms, and Director Fosdick.

BOARD MEMBERS ABSENT: Director Loyd

BOARD MEMBER PROXIES: Director Loyd gave his proxy to Chair Brandenburg.

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 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. WATER CAPITAL PROJECT – THREE BID WAIVER

Mr. Judson stated this project came in at budget. However, we have been unable to get additional bids. Please find the Work Session packet link [04202023-WS-packet-1.pdf \(bellavistapoa.com\)](https://bellavistapoa.com/04202023-WS-packet-1.pdf) memo, for additional details on this waiver.

V. TANYARD CREEK PRACTICE CENTER

Mr. Judson shared the second step in the renovation of Tanyard Creek Practice Center, is hiring a Civil Engineer. They will conduct a site survey, plan development, and permitting. The third step is hiring a golf course architect to design the practice areas. The cost is \$53,000 for civil engineering and golf course architecture. Once this work is complete, we will be able to go out to bid on the project.

VI. NON-PERFORMING LOTS REPORT

Mr. Judson gave an overview of non-performing lots historically and currently. With the combined efforts of our Collections, Accounting and Legals teams, the POA has successfully been lowering the number of non-performing lots over a seven-year period. This has a positive financial impact on the POA of \$1.2 million per year. For further details, please visit the link. [04202023-WS-packet-1.pdf \(bellavistapoa.com\)](https://bellavistapoa.com/04202023-WS-packet-1.pdf)

VII. REZONING PROJECT UPDATE

Mr. Judson stated the purpose of the rezoning project will allow the POA to match the historical and current use of space. The POA began this long and time-consuming project in December and has a couple more months left to complete.

VIII. BYLAWS- *Articles I through XV* and **POLICY 1.00 – Definitions**

Mr. Judson stated at the April Rules & Regulations Committee meeting, the Committee voted to accept the amended Bylaws, articles I through XV and the suggested changes to Policy 1.00. This will be the first reading of two required readings. The first vote will be during the Regular Board Session in April.

IX. ANNOUNCEMENTS

- a. **Board of Directors Regular Session** – Thursday, April 27th at 6:00 p.m. in the Boardroom at the Country Club and via Livestream.
- b. **Recreation JAC Meeting** – Monday, May 8th at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.
- c. **Lakes JAC Meeting** – Wednesday, May 10th at 2:00 pm. in the Boardroom at the Country Club and via Livestream.
- d. **Golf JAC Meeting** – Wednesday, May 10th at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.
- e. **Rules and Regulation Meeting** – Thursday, May 11th at 1:30 p.m. in the Boardroom at the Country Club and via Livestream.
- f. **Board of Directors GM Meeting** – Thursday, May 11th at 2:30 p.m. in the Boardroom at the Country Club (CLOSED MEETING)
- g. **Annual Meeting of Members & Election results-** Tuesday, May 16th at 6:00 p.m. at Lakepoint and via Livestream.
- h. **Boaf of Directors Work Session** – Thursday, May 18th at 9:00 a.m. in the Boardroom at the Country Club and via Livestream.
- i. **Board of Directors Regular Session** – Thursday, May 25th at 6:00 p.m. in the Boardroom at the Country Club and Live streamed.

X. ADJOURNMENT

Chairperson Brandenburg adjourned the meeting at 9:35 a.m.