

**BELLA VISTA VILLAGE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING - (REGULAR SESSION)
APRIL 27, 2023, 6:00 p.m.**

BOARD MEMBERS PRESENT AND VIA ZOOM: Vice-Chair Jerre Barron, Directors JB Portillo, Jan Hagan, Mike Abb, Sandy Fosdick, Jan Simms, Jackie Gain, Jason Loyd.

BOARD MEMBERS ABSENT: Chairperson Brandenburg

BOARD MEMBER PROXY: Chairperson Brandenburg gave his unstipulated proxy to Director Portillo.

OTHERS PRESENT: Chief Operating Officer Tom Judson, General Counsel Doug McCash, Treasurer Beth Nagel, and Corporate Secretary Jessica McCrary.

I. CALL TO ORDER

Vice-Chair Barron called the meeting to order at 6:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. CELEBRATING SUCCESS

Mr. Judson gave an overview of non-performing lots report, as this explains the achievements for the celebrating success stories. 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. From a high of 20.6% at the end of the 2015 year, as of March 31, 2023, the percentage has been lowered to 4.5%. This has a big positive financial impact on the POA of \$1.2 million per year. Doug McCash recognized the following Legal and Accounting employees, Roxie, Lorie, Robin, and Cindy, as they have shown exemplary work as shown in the recent data/report. Beth Nagel, recognized Tara Gordon for the effort and success in completing the Accounts Payable Certification Program from the Institute of Finance & Management.

IV. APPROVAL OF MINUTES (BOARD VOTE)

Vice-Chair Barron called for a motion to approve the minutes from the March 23, 2023, Regular Session Board Meeting. Director Loyd made a motion to approve the Board of Directors Regular Session Board Meeting minutes. Director Hagan seconded. There was no discussion. The motion passed unanimously in favor.

Vice-Chair Barron called for a motion to approve the minutes from April 20, 2023, Work Session Board Meeting. Director Hagan made a motion to approve the Board of Directors Work Session minutes. Director Abb seconded. There was no discussion. The motion passed unanimously.

V. 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/>.

Mr. Judson presented the Lakes JAC summary. For further information please visit the link provided. <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/>

Jeff Hendren presented the Golf JAC summary. For further information please visit the link provided. <https://bellavistapoa.com/governance/committees/>.

VI. FINANCIAL REPORT

Beth Nagel presented the March financials. The reports are available on our website, please visit <https://bellavistapoa.com/governance/financials/>.

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

a) None.

VIII. RESPONSE TO OPEN FORUM

a) None.

NEW BUSINESS

IX. WATER CAPITAL PROJECT – Three Bid Waiver Request

Director Portillo made a motion granting a three-bid waiver for the capital water line project at Highlands and Evanton, due to the high demand for boring contractors in the area. Director Loyd seconded. There was no discussion; the motion passed unanimously in favor.

X. TANYARD CREEK PRACTICE CENTER CAPITAL REQUEST

Director Loyd made a motion approving the expenditure of \$53,000 for civil engineering and golf course architecture work for the Tanyard Creek Practice Center project. Director Gain seconded. There was no discussion, the motion passed unanimously in favor.

XI. ANNUAL NON-PERFORMING LOTS

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. [Regular Board Session Meeting April 27 2023](#)

XII. REZONING PROJECT UPDATE

Mr. Judson was asked to give a recap of the rezoning project. As Mr. Judson explained we are going through and trying to match the historical and current use of the building to the correct zoning. For further information on the rezoning, please visit the video. [Regular Board Session Meeting April 27 2023](#)

XIII. LAKES COMMITTEE NOMINATIONS

The Lakes Committee made the following nominations they would like the Board to confirm.

Potential new member of the Committee

Director Hagan made a motion affirming the nomination of Rob Montgomery to the Lakes Committee. Director Portillo seconded. There was no discussion; the motion passed unanimously in favor.

Director Abb made a motion affirming the nomination of Kevin Attleson to the Lakes Committee. Director Loyd seconded. There was no discussion; the motion passed unanimously in favor.

Director Simms made a motion affirming the nomination of Scott Hawes to the Lakes Committee. Director Gain seconded. There was no discussion; the motion passed unanimously in favor.

Returning members of the Committee

Director Gain made a motion affirming the nomination of Carol Phillips to the Lakes Committee. Director Fosdick seconded. There was no discussion; the motion passed unanimously in favor.

Director Loyd made a motion affirming the nomination of Ross Gerner to the Lakes Committee. Director Gain seconded. There was no discussion; the motion passed unanimously in favor.

XIV. BYLAWS & POLICIES UNDER REVIEW- *Articles I through XV and Policy 1.00- Definitions.*

This is the first reading of two required readings.

Director Loyd made a motion approving the amended changes to the Bylaws- *Articles I through XV*, Director Simms seconded. There was no discussion; the motion passed unanimously. Director Abb made a motion approving the recommended changes to Policy 1.00- *Definitions*. Director Fosdick seconded. There was no discussion, the motion passed unanimously.

XV. ANNOUNCEMENTS

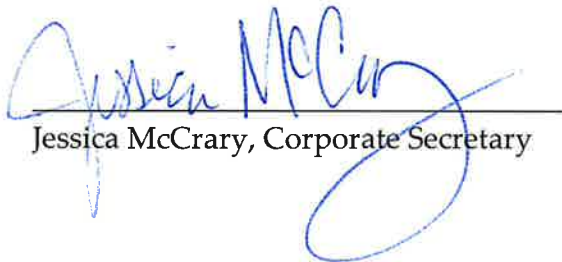
- a. **Recreation JAC Meeting** – Monday, May 8th at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.
- b. **Lakes JAC Meeting** – Wednesday, May 10th at 2:00 pm. in the Boardroom at the Country Club and via Livestream.
- c. **Golf JAC Meeting** – Wednesday, May 10th at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.
- d. **Rules and Regulation Meeting** – Thursday, May 11th at 1:30 p.m. in the Boardroom at the Country Club and via Livestream.

- e. **Board of Directors GM Meeting** – Thursday, May 11th at 2:30 p.m. in the Boardroom at the Country Club (CLOSED MEETING)
- f. **Annual Meeting of Members & Election results** – Tuesday, May 16th at 6:00 p.m. in the Boardroom at the Country Club and via Livestream.
- g. **Board of Directors Work Session** – Thursday, May 18th at 9:00 a.m. in the Boardroom at the Country Club and via Livestream.
- h. **Board of Directors Regular Session** – Thursday, May 25th at 6:00 p.m. in the Boardroom at the Country Club and via Livestream.

XVI. ADJOURNMENT

The meeting adjourned at 6:47 p.m.

Submitted:



Jessica McCrary, Corporate Secretary

Approved:



David Brandenburg, Board Chairperson