

**BELLA VISTA PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING (WORK SESSION)
MAY 18, 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 Gain, Director Hagan, Director Fosdick, Director Loyd, and Director Abb

BOARD MEMBERS ABSENT: Director Simms

BOARD MEMBER PROXIES: 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 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. 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 second reading of two required readings. The Board will vote on this during the May Regular Board Session. [Governing Documents » Bella Vista Property Owners Association \(bellavistapoa.com\)](#)

V. **POLICY 3.09 – Dock and Boathouse. *This will be the first reading of two required readings.***

Mr. Judson noted since the last reading no changes have been made. The Board will vote on this during the May Regular Board Session. Please visit the link provided for more information regarding any policies under review. [Governing Documents » Bella Vista Property Owners Association \(bellavistapoa.com\)](#)

VI. **POLICY 10.02 – Definition of Improved**

Mr. Judson presented the brand-new policy 10.02 - Definition of Improved. This is the first reading of two required readings. The Board will vote on this during the May Regular Board Session. The policy addresses improved and unimproved lots. For further information, please visit the Work Session packet link provided. [May-WS-packet.pdf \(bellavistapoa.com\)](#)

VII. RECREATION COMMITTEE NOMINATION

Mr. Judson stated the Recreation Committee made the following nominations: Richard Taylor, Robert Williams, and J.P. Devilliers. The Board will take a vote during the May Regular Board meeting.

VIII. DRAFTED AUDITED FINANCIAL REPORT FOR 2022

Mr. Judson reported that we had a “clean” 2022 audit, thank you Accounting team. The Audit Committee met this week and moved the Draft Audit 2022 reports forward for a Board vote. This will take place at the May Regular Board Session. This Audit will be posted once it is voted upon.

IX. ANNOUNCEMENTS

- a. Chair and Liaison Positions Selection Meeting – Thursday, May 25th at 4:00 p.m. in the Boardroom (CLOSED MEETING)**
- b. Board of Directors Regular Session – Thursday, May 25th at 6:00 p.m. in the Boardroom at the Country Club and via Livestream.**
- c. Board Tour – Friday, June 2nd, at 9:00 a.m. meeting in the lobby of the Country Club. (CLOSED MEETING)**
- d. Rules and Regulation Meeting – Thursday, June 8th at 1:30 p.m. in the Boardroom at the Country Club and via Livestream.**
- e. Board of Directors GM Meeting – Thursday, June 8th at 2:30 p.m. in the Boardroom at the Country Club (CLOSED MEETING)**
- f. Board Orientation- Friday, June 9th, at 9:00 a.m. in the Boardroom at the Country Club. (CLOSED MEETING).**
- g. Recreation JAC Meeting – Monday, June 12th at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.**
- h. Lakes JAC Meeting – Wednesday, June 14th at 2:00 pm. in the Boardroom at the Country Club and via Livestream.**
- i. Golf JAC Meeting – Wednesday, June 14th at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.**
- j. Board of Directors Work Session – Thursday, June 15th at 9:00 a.m. in the Boardroom at the Country Club and via Livestream.**
- k. Board of Directors Regular Session – Thursday, June 22nd at 6:00 p.m. in the Boardroom at the Country Club and Live streamed.**

X. ADJOURNMENT

Chairperson Brandenburg adjourned the meeting at 9:31 a.m.