

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

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

BOARD MEMBERS ABSENT: Director Jason Loyd

BOARD MEMBER PROXY: Director Loyd gave his stipulated proxy to Director Jackie Gain.

OTHERS PRESENT: Chief Operating Officer Tom Judson, General Counsel Doug McCash, and Assistant Corporate Secretary Roxie Goines.

I. CALL TO ORDER

Chairperson Brandenburg called the meeting to order at 6:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. CELEBRATING SUCCESS – None for the month of March

IV. APPROVAL OF MINUTES (BOARD VOTE)

Chairperson Brandenburg called for a motion to approve the minutes from the February 23, 2023, Regular Session Board Meeting. Director Portillo made a motion to approve the Board of Directors Regular Session Board Meeting minutes. Director Fosdick seconded. There was no discussion. The motion passed unanimously.

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

V. EXECUTIVE SESSION SUMMARY – MARCH 9, 2023

The Board voted unanimously to submit an Employee Retention Credit Application.

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/>.

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/>

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

VII. FINANCIAL REPORT

Mr. Judson presented the February financials. The reports are available on our website, please visit <https://bellavistapoa.com/governance/financials/>.

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

a) None.

IX. RESPONSE TO OPEN FORUM

a) None.

NEW BUSINESS

X. **POLICIES UNDER REVIEW-** 1.01 and 1.08, this is the second and final reading of two required votes.

Director Barron made a motion approving the recommended changes to **Policy 1.01 – Member Access to Association Information**. 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 1.08 – Special Meeting of Members**. This is the second of two required votes. Director Barron seconded. There was no discussion; the motion passed unanimously.

XI. **POLICIES UNDER REVIEW –** 2.08 through 10.01, and List of Content. This is the second reading of two required votes. (Except Policies 3.04 – *Guest Policies*, 7.03 – *Annual Budget*, and 8.14 – *Approval and Change of Scope Procedures for Capital Projects*, zero changes, therefore the motions are withdrawn.)

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

Director Portillo made a motion approving the recommended changes to **Policy 2.09 – Common Property – Preservation of Natural Environment**. 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 3.01 – *Penalizing a Member*. This is the second of two required votes. Director Fosdick seconded. There was no discussion; the motion passed unanimously.

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

Director Gain made a motion approving the recommended changes to Policy 3.02 – *Identification Cards*. This is the second of two required votes. Director Fosdick 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 second 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 Barron made a motion approving the recommended changes to Policy 3.08 – *Temporary Parking of Vehicles*. This is the second of two required votes. Director Fosdick seconded. There was no discussion; the motion passed unanimously.

Director Fosdick made a motion approving the recommended changes to Policy 3.09 – *Suspension of Water Service for Non-payment of Assessments*. This is the second 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 4.01 – *Cross-Connection Control Policy*. This is the second of two required votes. Director Portillo seconded. There was no discussion; the motion passed unanimously.

Director Portillo made a motion approving the recommended removal of Policy 4.02 – *Exterior Maintenance 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 6.02 – *Official POA Publication and Release of Information*. This is the second of two required votes. Director Fosdick 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 Fosdick made a motion approving the recommended changes to Policy 7.04 – *Investment Policy*. This is the second 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 7.05 – *Assessments, Fees, and Other Revenues*. This is the second of two required votes. Director Portillo seconded. No discussion, motion was in favor and passed unanimously.

Director Portillo made a motion approving the recommended changes to Policy 8.01 – *Directors and Officers Indemnification*. This is the second of two required votes. Director Barron seconded. There was no discussion, motion was in favor and passed unanimously.

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

Director Fosdick made a motion approving the recommended changes to Policy 8.03 *Request for the use of Common Property*. This is the second 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 8.03.1 *Use of Common Property*. This is the second of two required votes. Director Portillo seconded. There was no discussion; the motion passed unanimously.

Director Portillo made a motion approving the recommended changes to Policy 8.03.2 – *Docks and Boathouse 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 removal of Policy 8.04 *Maintaining of Original Documents*–. This is the second of two required votes. Director Fosdick seconded. There was no discussion; the motion passed unanimously.

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

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

Director Portillo made a motion approving the recommended changes to Policy 8.09 – *Engagement of Professional Service Providers*. 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 removal of Policy 8.10 – *Engagement of Contract Service Providers*. This is the second of two required votes. Director Fosdick seconded. There was no discussion; the motion passed unanimously.

Director Fosdick made a motion approving the recommended changes to Policy 8.11 – *Procurement of Goods, Equipment, and Contract Service Providers*. This is the second 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 8.13 – *Leasing of Association Assets*. This is the second of two required votes. Director Portillo 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 second of two required votes. Director Barron seconded. There was no discussion, motion was in favor and passed unanimously.

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

Director Fosdick made a motion approving the recommended changes to Policy 9.03 – *Volunteerism*. This is the second 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 9.04 – *Board Election and Political Candidates/Use of Facilities*. This is the second of two required votes. Director Portillo seconded. There was no discussion; the motion passed unanimously.

Director Portillo made a motion approving the recommended changes to Policy 10.01 – *Definition of a Dependent*. 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 the *List of Content for the Policies*. This is the second of two required votes. Director Fosdick seconded. There was no discussion; the motion passed unanimously.

XII. ANNOUNCEMENTS

- a) **Election Ballots** – Monday, April 10th the Candidate election ballots will be mailed and emailed.
- b) **Recreation JAC Meeting** – Monday, April 10th at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.
- c) **Lakes JAC Meeting** – Wednesday, April 12th at 2:00 pm. in the Boardroom at the Country Club and via Livestream.
- d) **Golf JAC Meeting** – Wednesday, April 12th at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.

- e) **Rules and Regulations Meeting** – Thursday, April 13th at 1:30 p.m. in the Boardroom at the Country Club and via Livestream.
- f) **Board of Directors GM Meeting** – Thursday, April 13th at 2:30 p.m. in the Boardroom at the Country Club (CLOSED MEETING)
- g) **Board of Directors Work Session** – Thursday, April 20th at 9:00 a.m. in the Boardroom at the Country Club and via Livestream.
- h) **Board of Directors Regular Session** – Thursday, April 27th at 6:00 p.m. in the Boardroom at the Country Club and via Livestream.

XIII. ADJOURNMENT

The meeting adjourned at 6:40 p.m.

Submitted:



Jessica McCrary, Corporate Secretary

Approved:



David Brandenburg, Board Chairperson