

**BELLA VISTA VILLAGE PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING - (REGULAR SESSION)  
MAY 25, 2023, 6:00 p.m.**

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

**BOARD MEMBERS ABSENT:** None

**BOARD MEMBER PROXY:** None

**OTHERS PRESENT:** Chief Operating Officer Tom Judson, General Counsel Doug McCash, Chief Financial Officer and 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. THANK YOU OF SERVICE –** Mr. Judson said thank you to Jan Simms for her time and service on the Board of Directors during her term.

**IV. CELEBRATING SUCCESS**

Director Portillo shared the celebrating success story of Kirk Allman, Mark Roughton, Brian Hatfield, and Steven Olds. This team of employees, jointly with the City, installed art for the Bluebird Trail with care.

**V. APPROVAL OF MINUTES (BOARD VOTE)**

Director Loyd made a motion to approve the Board of Directors Regular Session Board Meeting minutes for April 27, 2023. Director Gain seconded. There was no discussion. The motion passed unanimously in favor.

Director Barron made a motion to approve the Board of Directors Work Session minutes for May 18, 2023. Director Portillo seconded. There was no discussion. The motion passed unanimously in favor.

**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/>

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

Ruth Hatcher, Chairperson of the Golf Committee 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 April financials and the Draft- 2022 Audit. The reports are available on our website, please visit <https://bellavistapoa.com/governance/financials/>.

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

Members from the Community spoke on the following topics: Papa Mikes lease agreement, suggested security cameras at Loch Lomond Park, and Branchwood pickleball and Yoga class conflict. For further information, please view the link, [RS Board meeting](#)

#### IX. RESPONSE TO OPEN FORUM

Chairperson Brandenburg read a statement from the Board of Directors responding to Papa Mike's lease agreement. Mr. Judson responded to a Member regarding Loch Lomond Park and as summer is here the police and Lake Rangers will increase their patrols for safety. Mr. Judson responded to the members regarding Branchwood pickleball play and yoga, as we strive to accommodate all members, please keep in mind that sometimes one must be flexible, as other times and days were given as an option to accommodate both parties.

#### NEW BUSINESS

X. **Bylaws – Article I through IV.** This is the second reading of two required readings. Director Loyd made a motion approving the suggested changes to the Bylaws. Director Gain seconded. There was no discussion; the motion passed unanimously in favor.

XI. **Policy 1.00- Definitions.** This is the second reading of two required readings. Director Loyd made a motion approving the suggested changes to Policy 1.00. Director Gain seconded. There was no discussion, the motion passed unanimously in favor.

XII. **Policy 3.09 – Dock and Boathouse.** *This is the first reading of two required readings.* Mr. Judson gave an overview of the recommended changes to Policy 3.09. Director Gain made a motion approving the first reading of Policy 3.09. Director Abb seconded. There was no discussion, the motion passed unanimously in favor.

XIII. **Policy 10.02 – Definition of Improved. Brand-new Policy.** *This is the first reading of two required readings.* Mr. Judson stated the brand-new Policy 10.02 is information that we have already on other POA documents. The goal is to compile and simplify the language explaining improved and unimproved properties.

Director Hagan made a motion approving the new Policy 10.02 for the first reading of two required readings. Director Portillo seconded. There was no discussion, the motion passed unanimously in favor.

**XIV. Recreation Committee Nominations**

Director Loyd made a motion affirming the nomination of Richard Taylor to the Recreation Committee. Director Hagan seconded. There was no discussion; the motion passed unanimously in favor.

Director Portillo made a motion affirming the nomination of Robert Williams to the Recreation Committee. Director Barron seconded. There was no discussion; the motion passed unanimously in favor.

Director Abb made a motion affirming the nomination of J.P. Devilliers to the Recreation Committee. Director Gain seconded. There was no discussion; the motion passed unanimously in favor.

**XV. Draft Audit report for 2022**

Director Barron made a motion approving the 2022 Audit report, Director Simms seconded. There was no discussion; the motion passed unanimously.

**XVI. Annual Meeting minutes and Election Official Certification**

Mr. Judson shared the Annual Meeting minutes- Draft version until they are voted upon by the Board in 2024. The Election Official Certification is also attached to the Regular Session packet. Please see attached for further information. [05252023-RS-packet-with-Financials.pdf](https://bellavistapoa.com/05252023-RS-packet-with-Financials.pdf) ([bellavistapoa.com](https://bellavistapoa.com))

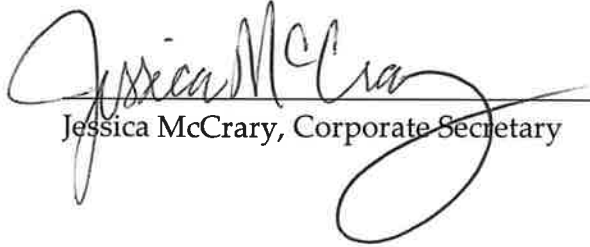
**XVII. ANNOUNCEMENTS**

- a. **Board Tour** – Friday, June 2<sup>nd</sup>, at 9:00 a.m. Please meet in the Lobby of the Country Club. (CLOSED MEETING).
- b. **Rules and Regulations Meeting** – Thursday, June 8<sup>th</sup> at 1:30 p.m. in the Boardroom at the Country Club and via Livestream.
- c. **GM Meeting** – Thursday, June 8<sup>th</sup> at 2:30 in the Boardroom at the Country Club. (CLOSED MEETING)
- d. **Board Orientation** – Friday, June 9<sup>th</sup> at 9:00 a.m. in the Boardroom at the Country Club. (CLOSED MEETING).
- e. **Recreation JAC Meeting** – Monday, June 12<sup>th</sup> at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.
- f. **Lakes JAC Meeting**- Wednesday, June 14<sup>th</sup> at 2:00 p.m. in the Boardroom at the Country Club and via Livestream.
- g. **Golf JAC Meeting** – Wednesday, June 14<sup>th</sup> at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.
- h. **Board of Directors Work Session** – Thursday, June 15<sup>th</sup> at 9:00 a.m. in the Boardroom at the Country Club and via Livestream.
- i. **Board of Directors Regular Session** – Thursday, June 22<sup>nd</sup> at 6:00 p.m. in the Boardroom at the Country Club and via Livestream.

**XVIII. ADJOURNMENT**

The meeting was adjourned at 7:09 p.m.

Submitted:

  
Jessica McCrary, Corporate Secretary

Approved:

  
David Brandenburg, Board Chairperson