

BELLA VISTA PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING (WORK SESSION)
JUNE 18, 2023, 9:00 A.M.
BOARDROOM AT THE COUNTRY CLUB AND LIVESTREAM

BOARD MEMBERS PRESENT AND VIA ZOOM: Chairperson Brandenburg, Vice-Chair Hagan, Director Portillo, Director Gain, Director Barron, Director Fosdick, Director Loyd, Director Abb, and Director Hendren

BOARD MEMBERS ABSENT: None

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

Commander, Douglas Grant spoke regarding American Legion proposal & Letter of Intent.

III. BOARD OR MANAGEMENT RESPONSE

Mr. Judson said thank you Commander.

IV. AMERICAN LEGION PROPOSED BUILDING & LETTER OF INTENT

The consensus of the Board is to continue finding the best location for this building. The Board asked for the issue to be delayed till July to give the American Legion more time to find the best possible location. For further viewing and discussion, please visit the video & packet link provided. [Work Session - Video June 2023 06152023-Packet.pdf \(bellavistapoa.com\)](#)

V. BUDGET CALENDAR FOR 2024

Mr. Judson shared the Budget schedule for 2024, which is like previous years. No further discussion and will move forward to the June Regular Board Session.

VI. PROPOSED IMPROVEMENTS TO THE GEAR GARDEN

Mr. Judson presented the stats and revenue of the Gear Garden, explaining the capital expenditure request of \$32,000. Please view the link provided for the presentation and discussion. [Work Session - Video June 2023](#)

VII. NOMINATION OF VOLUNTEER TO THE ELECTION COMMITTEE

Mr. Judson shared the volunteer of the Elections Committee to be voted upon is Ms. Ann Dahlke. Ms. Dahlke has been on Committees in previous years. Also, the Golf Committee, on June 14th nominated three potential new Committee members, James (Jim) Estes, Brad Lawrence, and Kimela Mullen. Additionally, one returning member, Dave DeGraf. The Board is moving all these forwards to the Regular Board Session for a vote.

VIII. POLICY 3.09 – Dock and Boathouse. & POLICY 10.02 – Definition of Improved. *This is the second 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 June Regular Board Session. Please visit the link provided for more information regarding

any policies under review. [Governing Documents » Bella Vista Property Owners Association \(bellavistapoa.com\)](#)

IX. ANNOUNCEMENTS

- a. **Board of Directors Regular Session** – Thursday, June 22nd at 6:00 p.m. in the Boardroom at the Country Club and via Livestream.
- b. **Recreation JAC Meeting** – Monday, July 10th at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.
- c. **Lakes JAC Meeting** – Wednesday, July 12th at 2:00 pm. in the Boardroom at the Country Club and via Livestream.
- d. **Golf JAC Meeting** – Wednesday, July 12th at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.
- e. **Rules and Regulation Meeting** – Thursday, July 13th at 1:30 p.m. in the Boardroom at the Country Club and via Livestream.
- f. **Board of Directors GM Meeting** – Thursday, July 13th at 2:30 p.m. in the Boardroom at the Country Club (CLOSED MEETING)
- g. **Board of Directors Work Session** – Thursday, July 20th at 9:00 a.m. in the Boardroom at the Country Club and via Livestream.
- h. **Board of Directors Regular Session** – Thursday, July 27th at 6:00 p.m. in the Boardroom at the Country Club and Live streamed.

X. ADJOURNMENT

Chairperson Brandenburg adjourned the meeting at 9:27 a.m.