

**BELLA VISTA PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING (WORK SESSION)  
JULY 20, 2023, 9:00 A.M.  
BOARDROOM AT THE COUNTRY CLUB AND LIVESTREAM**

**BOARD MEMBERS PRESENT AND VIA ZOOM:** Chairperson Brandenburg, Director Portillo, Director Barron, Director Loyd, Director Gain, Director Hendren, Director Abb, and Director Fosdick

**BOARD MEMBERS ABSENT:** Vice Chair Hagan

**BOARD MEMBER PROXIES:** Vice Chair Hagan gave his unstipulated proxy to Director Portillo.

**OTHERS PRESENT:** Chief Operating Officer Tom Judson, General Counsel Doug McCash, Treasurer & Chief Financial Officer 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**

None

**III. BOARD OR MANAGEMENT RESPONSE**

None

**IV. EMERGENCY CAPITAL PROJECT WAIVER REQUEST – Metfield Maintenance Irrigation Pump**

Director of Golf Maintenance Keith Ihms gave a detailed description regarding the number of pump houses per course and how many motors and pumps are inside each pump house, along with the life expectancy of each motor/pump per location. This request will move forward to the Regular Board Session for a vote.

**V. SEPTIC SYSTEM REQUEST – 11 Scalloway Circle**

The Board of Directors discussed this request and have a few questions for the property owner. Mr. Judson will ask the property owner to attend the Regular Session Board meeting. In the future, for septic requests, the property owner will be asked to attend a Board meeting. The application process will reflect this new process. The documents and application are in the Work Session packet.

[07202023-WS-Packet.pdf \(bellavistapoa.com\)](#) This will move forward to the Regular Session Board meeting for a vote.

**VI. PROPOSED NEW TRAILS**

Mr. Judson presented for the Trailblazers eight proposed new trails. The Board of Directors tabled one proposed trail. The seven remaining proposed trails will move forward to the Regular Board Session for a vote on each one. For further information, please visit the video link provided [Board of Directors » Bella Vista Property Owners Association \(bellavistapoa.com\)](#)

- a. Kingsdale Cutoff Connector – Little Sugar
- b. Pinion Creek – Beginner Loop – Back 40
- c. Mulligan – Beginner Loop – Back 40

- d. Lago Vista West – Beginner Loop – Little Sugar
- e. Wentworth Neighborhood – Connector – Little Sugar
- f. Caverna Neighborhood Connector – Little Sugar
- g. SW Chelsea Hiking / Multi-Use Trail – Little Sugar

## VII. ANNOUNCEMENTS

- a. **Board of Directors Regular Session** – Thursday, July 27<sup>th</sup> at 6:00 p.m. in the Boardroom at the Country Club and via Livestream.
- b. **Lakes JAC Meeting** – Wednesday, August 9<sup>th</sup> at 2:00 p.m. in the Boardroom at the Country Club and via Livestream.
- c. **Golf JAC Meeting-** Wednesday, August 9<sup>th</sup> at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.
- d. **Board of Directors GM Meeting-** Thursday, August 10<sup>th</sup> at 2:30 p.m. in the Boardroom at the Country Club. (CLOSED MEETING)
- e. **Recreation JAC Meeting** – Monday, August 14<sup>th</sup> at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.
- f. **Board of Directors Work Session** – Thursday, August 17<sup>th</sup> at 9:00 a.m. in the Boardroom at the Country Club and via Livestream.
- g. **Board of Directors Regular Session** – Thursday, August 24<sup>th</sup> at 6:00 p.m. in the Boardroom at the Country Club and via Livestream.

## VIII. ADJOURNMENT

Chairperson Brandenburg adjourned the meeting at 9:53 a.m.