

**BELLA VISTA VILLAGE PROPERTY OWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING - (REGULAR SESSION)**  
**AUGUST 24, 2023, 6:00 p.m.**

**BOARD MEMBERS PRESENT AND VIA ZOOM:** Chairperson Brandenburg, Vice-Chair Jan Hagan, Directors JB Portillo, Jerre Barron, Jr., Mike Abb, Sandy Fosdick, Jeff Hendren, 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. CELEBRATING SUCCESS**

None.

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

Director Loyd made a motion to approve the Board of Directors Regular Session minutes from July 27, 2023, meeting. Director Barron 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 from August 17, 2023, meeting. Director Portillo seconded. There was no discussion. The motion passed unanimously in favor.

**V. Executive Session – August 10, 2023**

- a. In the interest of quickening the process for a member, the Board of Directors unanimously voted to approve the use of common property for a failed septic system located at 2 Orr Lane.
- b. The Board of Directors unanimously voted to not act upon an agreement dating back to October 2, 1998.

**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

The Chief Financial Officer, Beth Nagel, presented the July 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

None.

#### IX. RESPONSE TO OPEN FORUM

None.

#### NEW BUSINESS

##### X. Capital Project – Gutters at the Country Club

Director Loyd made a motion approving \$15,000 for the capital project of installing gutters and downspouts for the front entry way at the Country Club. Director Hendren seconded. The motion passed unanimously in favor.

##### XI. Recommendations from the Charitable Giving Committee

Director Hendren made a motion approving the donation recommendations submitted by the Charitable Giving Committee. Director Hagan seconded. The motion passed unanimously in favor, 8 to 0. Director Portillo abstained, as she is an officer for one of the organizations.

##### XII. Scope and budget change for capital project- *Walk-in Memo (Metfield Cart Staging area)*

Director Barron made a motion authorizing the change in scope of the previously approved 2023 capital paving project and the increase in the funding of the project to \$50,000. Director Hendren seconded. The motion passed unanimously in favor.

#### XIII. ANNOUNCEMENTS

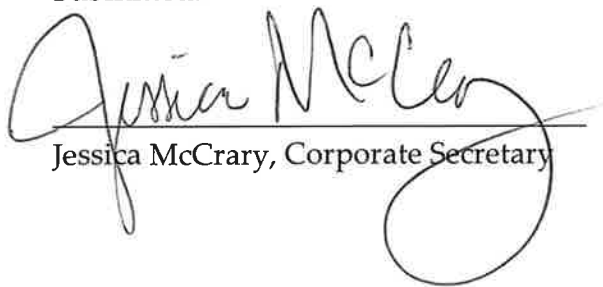
- a. **Recreation JAC Meeting** – Monday, September 11<sup>th</sup> at 4:00 p.m. in the Boardroom at the Country Club and via Livestream
- b. **Lakes JAC Meeting** – Wednesday, September 13<sup>th</sup> at 2:00 pm. in the Boardroom at the Country Club and via Livestream.
- c. **Golf JAC Meeting** – Wednesday, September 13<sup>th</sup> at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.
- d. **Rules and Regulations** – Thursday, September 14<sup>th</sup> at 1:30 p.m. in the Boardroom at the Country Club and via Livestream.

- e. **Board of Directors GM Meeting** – Thursday, September 14<sup>th</sup> at 2:30 p.m. in the Boardroom at the Country Club (CLOSED MEETING)
- f. **Board of Directors Work Session** – Thursday, September 21<sup>st</sup> at 9:00 a.m. in the Boardroom at the Country Club and via Livestream.
- g. **Board of Directors Regular Session** – Thursday, September 28<sup>th</sup> at 6:00 p.m. in the Boardroom at the Country Club and via Livestream

**XIV. ADJOURNMENT**

The meeting was adjourned at 6:31 p.m.

Submitted:



Jessica McCrary, Corporate Secretary

Approved:



David Brandenburg, Board Chairperson