

BELLA VISTA VILLAGE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING - (REGULAR SESSION)
SEPTEMBER 28, 2023, 6:00 p.m.

BOARD MEMBERS PRESENT: Chairperson Brandenburg, Vice-Chair Jan Hagan, Directors JB Portillo, Mike Abb, Sandy Fosdick, Jeff Hendren, Jackie Gain, and Jason Loyd.

BOARD MEMBERS ABSENT: Director Jerre Barron, Jr.

BOARD MEMBER PROXY: Director Barron gave his stipulated proxy to Director Hendren.

OTHERS PRESENT: Chief Executive 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. APPROVAL OF MINUTES (BOARD VOTE)

Director Loyd made a motion to approve the Board of Directors Regular Session minutes from August 24, 2023, meeting. Director Abb seconded. There was no discussion. The motion passed unanimously in favor.

Director Gain made a motion to approve the Board of Directors Work Session minutes from September 21, 2023, meeting. Director Hendren seconded. There was no discussion. The motion passed unanimously in favor.

IV. 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/>.

V. FINANCIAL REPORT

The Chief Financial Officer, Beth Nagel, presented the August financials. The reports are available on our website, please visit <https://bellavistapoa.com/governance/financials/>.

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

Nine members signed up for the open forum, eight members out of the nine spoke. Each shared their opinions regarding Budgets, Tanyard Creek Practice Facility, and Kingsdale/BV65 Capital project. To view further discussion, please click on the link provided. [September Regular Board Meeting Video](#)

VII. RESPONSE TO OPEN FORUM

Mr. Judson responded to many questions and topics. In addition, Mr. Judson stated that both of these Projects, Kingsdale & Tanyard Creek are noted within the Five-Year Strategic plan. The Five-Year Strategic Plan has been posted on the website for at least a year. To view further discussion, please click on the link provided. [September Regular Board Meeting Video](#)

NEW BUSINESS

VIII. Kingsdale Capital Project Presentation (Board Vote)

Director Hagan made a motion approving the Kingsdale Project, with an estimated cost of \$1,403,000 with funding provided using \$500,000 from POA funds and \$903,000 from a new internal loan with the Water Department. Director Portillo seconded. The motion passed in favor, 8 to 1, Director Abb opposed.

IX. Tanyard Creek Practice Facility Project Presentation (Board Vote)

Director Hendren made a motion approving the Tanyard Creek Project, with an estimated cost of \$4,122,000 with funding provided using \$497,000 from a new internal loan with the Water Department and the remainder coming from a commercial loan with a term of ten years and an amortization of twenty years, using POA assets as collateral. Director Loyd seconded. The motion passed in favor, 7 to 2. Director Fosdick and Director Abb opposed.

X. ANNOUNCEMENTS

- a. **Recreation JAC Meeting** – Monday, October 9th at 4:00 p.m. in the Boardroom at the Country Club and via Livestream
- b. **Lakes JAC Meeting** – Wednesday, October 11th at 2:00 p.m. in the Boardroom at the Country Club and via Livestream.
- c. **Golf JAC Meeting** – Wednesday, October 11th at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.
- d. **Rules and Regulations Meeting** – Thursday, October 12th at 1:30 p.m. in the Boardroom at the Country Club and via Livestream
- e. **Board of Directors GM Meeting** – Thursday, October 12th at 2:30 p.m. in the Boardroom at the Country Club (CLOSED MEETING)
- f. **Board of Directors Work Session** – Thursday, October 19th at 9:00 a.m. in the Boardroom at the Country Club and via Livestream.
- g. **Board of Directors Regular Session** – Thursday, October 26th at 6:00 p.m. in the Boardroom at the Country Club and via Livestream.

XI. ADJOURNMENT

The meeting was adjourned at 7:43 p.m.

Submitted:

Approved:

Jessica McCrary, Corporate Secretary

David Brandenburg, Board Chairperson