



Board Work Session Meeting

October 19, 2023 – 9:00 a.m.

Boardroom at the Country Club and via Livestream

Agenda

For a copy of the Board Packet, use the following QR code:



- I. Call to Order
- II. Open Forum – Property Owner comments. Comments are limited to three minutes per property owner.
- III. Response to Open Forum
- IV. Policy 1.00 - Definitions. This will be the first of two required readings.
- V. Water Department Capital Expenditure – Vehicle replacement
- VI. **ANNOUNCEMENTS:**
(NOTE: November Board meetings have moved up a week, due to the Holiday).
 - a. **Board of Directors Regular Session** – Thursday, October 26th at 6:00 p.m. in the Boardroom at the Country Club and via Livestream.
 - b. **Budget Meeting** – Thursday, November 2nd at 9:00 a.m. in the Boardroom at the Country Club (CLOSED MEETING). Please note the start time of the meeting. Meeting should conclude before 4:00 p.m.
 - c. **Budget Follow-Up Meeting** – Monday, November 6th at 4:00 p.m. in the Boardroom at the Country Club (CLOSED MEETING).
 - d. **Lakes JAC Meeting** - Wednesday, November 8th at 2:00 p.m. in the Boardroom at the Country Club and via Livestream.
 - e. **Golf JAC Meeting** – Wednesday, November 8th at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.

- f. **Budget Presentation to the Community** – Thursday, November 9th at 6:00 p.m. in the Boardroom at the Country Club and via Livestream. Please note the start time of this meeting.
- g. **Recreation JAC Meeting** – Monday, November 13th at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.
- h. **Board of Directors Regular Session** – Thursday, November 16th at 6:00 p.m. in the Boardroom at the Country Club and via Livestream.
- i. **Board of Directors GM Meeting** – Thursday, December 7th at 2:30 p.m. in the Boardroom at the Country Club. (Closed Meeting)
- j. **Board of Directors Work Session**- Thursday, December 14th at 9:00 a.m. in the Boardroom at the Country Club and via Livestream.
- k. **Board of Directors Regular Session**- Thursday, December 21st at 6:00 p.m. in the Boardroom at the Country Club and via Livestream.

VII. Adjournment



From: Jessica McCrary, Corporate Secretary

To: Bella Vista POA Board of Directors

Date: October 16, 2023

Subject: Policy 1.00- *Definitions*

This is the first reading of two required readings.

The Rules & Regulations Committee Meeting reviewed the suggested changes and voted to accept and move forward for a Board vote.

Suggested motion for the October 26th Regular Meeting of the Board

I make a motion to approve the suggested changes to **Policy 1.00 – *Definitions***, this is the first reading of two required readings.

DEFINITIONS

The following defined terms shall have the following meanings ascribed to them throughout this Policy Manual, unless expressly stated otherwise.

“Activity Card” shall mean a card that is purchased from the Association which allows access to Association amenities at a discounted rate as approved by the Board and described in the current fee schedule.

“Annual Meeting” shall mean the meeting of Members conducted on the third Tuesday of May of each year.

“Association” shall mean and refer to the Bella Vista Village Property Owners Association, formerly Bella Vista Country Club, a not-for-profit corporation organized and existing under the laws of the State of Arkansas.

“Board” shall mean and refer to the duly elected and acting Board of Directors of the Bella Vista Village Property Owners Association.

“Bylaws” shall mean those legally adopted bylaws of the Bella Vista Village Property Owners Association then in existence.

“CEO” shall mean and refer to the Chief Executive Officer of the Association. Any references in the governing documents to Chief Operating Officer (COO) or General Manager (GM) are interchangeable with CEO.

“Common Property” shall mean that property designated as Common Property in the Declaration filed May 18, 1965, in the public records of Benton County, Arkansas, and such additions thereto as may be made pursuant to Article II of the Declaration.

“Declaration” shall mean and refer to that document dated May 18, 1965, and filed of record in Benton County, Arkansas the same date in Book 373 at Page 08.

“Developer” shall mean and refer to Cherokee Village Development Company, Inc. as described in the Declaration and now known as Cooper Communities, Inc., an Arkansas corporation.

“Director” shall mean and refer to a Member who has been duly elected or appointed as provided in the Declaration, Articles of Incorporation and Bylaws to serve as a member of the Board of Directors of the Bella Vista Village Property Owners Association.

“Member” shall mean and refer to every person or entity who is a record owner of a fee or undivided fee interest in one or more Lots or Living Units, and for any one or more of which the Developer has been paid in full, and shall also mean and refer to the Developer or its successors or assigns, so long as it shall be the record owner of a fee or undivided fee interest in any Lot or Living Unit or until it is paid in full for every Lot or Living Unit which it shall sell.

“Member in Good Standing” shall mean one whose assessments and/or fees to the Association are no more than 90 days past due as determined by Management and whose privileges are not currently suspended.

“Policies” shall mean and refer to those policies contained within this Policy Manual, then currently in effect.

“Policy Manual” shall mean and refer to this manual and the policies then currently in effect.

“Protective Covenants” shall mean the document recorded in Book 373 at Page 8 of the records of Benton County, Arkansas, and amendment recorded at Instrument Record No. 93-08028 on February 8, 1993.



From: Tom Judson, COO
To: Board of Directors
Date: October 13, 2023
Subject: Capital Project – Water Department Vehicle

A few weeks ago, one of our Water Department vehicles was involved in an accident. Fortunately, no one was injured in the accident, but our vehicle was damaged beyond repair. The other driver was at fault for the accident.

The Water Department needs to replace this vehicle as quickly as possible. The insurance payoff on the damaged vehicle was \$16,818. A new vehicle will cost \$50,079. This figure is the total combined price, which includes tax, registration, caution lights, bed liner, and bed cover. The vehicle we would like to purchase is a 2023 Chevrolet Silverado 1500 4WD Crew. For the capital project, factoring in the insurance payoff, we are seeking approval to spend \$33,261.

Suggested motion for the October 26th Regular Meeting

I make a motion authorizing the capital expenditure of \$33,261 for the purchase of a replacement Water Department vehicle.