

**BELLA VISTA VILLAGE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING - (REGULAR SESSION)
OCTOBER 26, 2023, 6:00 p.m.**

BOARD MEMBERS PRESENT & VIA ZOOM: Vice-Chair Jan Hagan, Directors Jerre Barron, Jr., JB Portillo, Jason Loyd, Mike Abb, Sandy Fosdick, Jeff Hendren, and Jackie Gain.

BOARD MEMBERS ABSENT: Chairperson Brandenburg

BOARD MEMBER PROXY: Chairperson Brandenburg gave his stipulated proxy to Director Gain. Vice-Chair Hagan conducted the meeting in absence of Board Chair Brandenburg.

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

Vice-Chair Hagan 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 September 28, 2023, meeting. Director Portillo seconded. There was no discussion. The motion passed unanimously in favor.

Director Hendren made a motion to approve the Board of Directors Work Session minutes from October 19, 2023, meeting. Director Gain 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 September financials. The reports and presentation are available on our website, please visit <https://bellavistapoa.com/governance/financials/>.

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

To view the Regular Session Board meeting, please visit our web page, [October Regular Session Video](#)

One member signed up to speak during an open forum. The member expressed their concerns and questions regarding a neighboring house fire and stated that he understands this is City related.

The Corporate Secretary read a letter from Member Steve McKee, regarding questions about Financials and Budget.

VII. RESPONSE TO OPEN FORUM

To view the Regular Session Board meeting, please visit our web page, [October Regular Session Video](#)

Mr. Judson shared the POA's deepest sympathy to the family and friends regarding the house fire. Mr. Judson encouraged the members to attend a City meeting, as they have an open forum at their City meetings as well.

Mr. Judson shared that the questions posed regarding the Financials and the Budget will be answered at our upcoming 2024 Budget to the Community held on Thursday, November 9th at 6:00 p.m.

NEW BUSINESS

VIII. Policy 1.00 – Definitions, this is the first reading of two required readings. (Board Vote)

Director Barron made a motion approving the first reading of Policy 1.00. Director Hendren seconded. The motion passed unanimously in favor. 9 to 0

IX. Water Department Capital Expenditure- Vehicle Replacement (Board Vote)

Director Abb made a motion approving the expenditure of \$33,261 for the water department's vehicle replacement. Director Loyd seconded. The motion passed unanimously in favor. 9 to 0

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 6:42 p.m.

Submitted:



Jessica McCrary, Corporate Secretary

Approved:



David Brandenburg, Board Chairperson