

**BELLA VISTA PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING (WORK SESSION)  
NOVEMBER 09, 2023, 6:00 P.M.  
BOARDROOM AT THE COUNTRY CLUB AND LIVESTREAM**

**BOARD MEMBERS PRESENT:** Chairperson Brandenburg, Vice Chair Hagan, Director Barron, Director Gain, Director Fosdick, Director Loyd, and Director Hendren.

**BOARD MEMBERS ABSENT:** Director Mike Abb

**BOARD MEMBER PROXIES:** None

**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 6:00 p.m.

**II. OPEN FORUM**

Member Steve McKee shared his opinions on a few topics with a couple of questions. For further details, please view the Work Session – 2024 Budget Presentation to the Community video.

**III. BOARD OR MANAGEMENT RESPONSE**

Mr. Judson responded to the questions at hand.

**IV. Draft 2024 Budget – Presentation to the Community**

Mr. Judson presented the 2024 Draft Budgets- Operating, Capital, and Cashflow to the Community. To view the presentation please click the link provided [2024 Budget Presentation to the Community Video](#) The Board of Directors will vote on the 2024 Budgets in the upcoming Regular Board Meeting held on Thursday, November 16<sup>th</sup> .

**V. Proposed 2024 Fee Schedule**

Mr. Judson shared the proposed 2024 Fee Schedule and stated to note the proposed increases for 2024. As these Fees were not part of the 2020 Plan nor part of the \$3 for \$3 Plan. To view the 2024 Fee schedule, please use the link provided to the Packet. <https://bellavistapoa.com/wp-content/uploads/2023/11/WS-11092023-Packet.pdf> The Board of Directors will vote on 2024 Budgets in the upcoming Regular Board Meeting held on Thursday, November 16<sup>th</sup>

**VI. Policy 1.00 – Definitions, this is the second reading of two required readings.**

Mr. Judson shared the suggested change for Policy 1.00 – Definitions. The Board will vote on this in the upcoming Regular Board meeting, November 16<sup>th</sup> .

**VII. ANNOUNCEMENTS**

- g. **Recreation JAC Meeting** – Monday, November 13<sup>th</sup> at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.

- h. **Board of Directors Regular Session** – Thursday, November 16<sup>th</sup> at 6:00 p.m. in the Boardroom at the Country Club and via Livestream.
- i. **Lakes JAC Meeting-** Wednesday, December 6<sup>th</sup> at 2:00 p.m. in the Boardroom at the Country Club and via Livestream.
- j. **Rules and Regulations Meeting-** Thursday, December 7<sup>th</sup> at 1:30 p.m. in the Boardroom at the Country Club and via Livestream.
- i. **Board of Directors GM Meeting** – Thursday, December 7<sup>th</sup> at 2:30 p.m. in the Boardroom at the Country Club. (Closed Meeting)
- j. **Board of Directors Work Session-** Thursday, December 14<sup>th</sup> at 9:00 a.m. in the Boardroom at the Country Club and via Livestream.
- k. **Board of Directors Regular Session-** Thursday, December 21<sup>st</sup> at 6:00 p.m. in the Boardroom at the Country Club and via Livestream.

#### **VIII. ADJOURNMENT**

Chairperson Brandenburg adjourned the meeting at 7:05 p.m.