

BELLA VISTA VILLAGE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING - (REGULAR SESSION)
NOVEMBER 16, 2023, 6:00 p.m.

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

BOARD MEMBERS ABSENT: None

BOARD MEMBER PROXY: None

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 October 26, 2023, meeting. Director Hendren 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 November 09, 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 shared that the Lakes JAC voted to combine the November & December meetings. Next Lakes JAC meeting is held on Wednesday, December 6th at 2:00 p.m. in the Boardroom and via Livestream. As a result, there was not report given.

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 October Financial reports will be posted upon completion. This meeting is taking place early in the month due to Thanksgiving. Please visit the link provided <https://bellavistapoa.com/governance/financials/>.

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

None

VII. RESPONSE TO OPEN FORUM

None

NEW BUSINESS (Board Votes)

VIII. 2024 Budget Approval

Director Hagan made a motion approving the Operating, Capital, and Cashflow Budgets for 2024. Director Abb seconded. The motion passed unanimously in favor, 9 to 0.

IX. Proposed 2024 Fee Schedule

Director Hendren made a motion approving the 2024 Fee Schedule. Director Portillo seconded. The motion passed unanimously in favor, 9 to 0.

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

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

XI. Recreation Committee Nomination

Director Gain made a motion approving the nomination of Keith McCloskey to the Recreation Committee. Director Hagan seconded. The motion passed unanimously in favor. 9 to 0.

XII. ANNOUNCEMENTS

(Please Note: Meetings have moved up a week, due to Holidays).

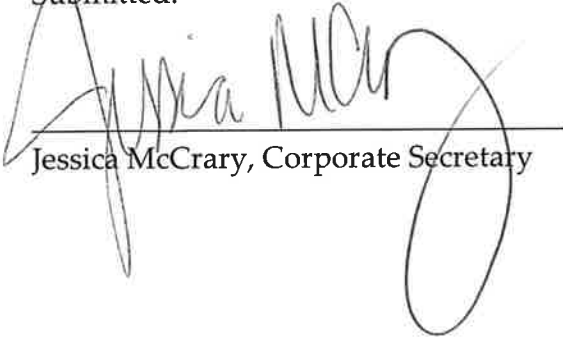
- a. **Lakes JAC Meeting** – Wednesday, December 6th at 2:00 p.m. in the Boardroom at the Country Club and via Livestream.
- b. **Rules and Regulations Meeting** – Thursday, December 7th at 1:30 p.m. in the Boardroom at the Country Club and via Livestream
- c. **GM Meeting** – Thursday, December 7th at 2:30 p.m. in the Boardroom at the Country Club (CLOSED MEETING)
- d. **Board of Directors Work Session** – Thursday, December 14th at 9:00 a.m. in the Boardroom at the Country Club and via Livestream.
- e. **Board of Directors Regular Session** – Thursday, December 21st at 6:00 p.m. in the Boardroom at the Country Club and via Livestream.
- f. **Recreation JAC Meeting** – Monday, January 8th at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.

- g. Golf JAC Meeting** – No meeting for December or January. Next meeting will be held Wednesday, February 14th, 2024, 4:00 p.m. in the Boardroom at the Country Club and via Livestream

XIII. ADJOURNMENT

The meeting was adjourned at 7:05 p.m.

Submitted:



Jessica McCrary, Corporate Secretary

Approved:



David Brandenburg, Board Chairperson