



PROPERTY OWNERS ASSOCIATION

Board Work Session Meeting

January 18, 2024 – 9:00 a.m.

Boardroom at the Country Club and Livestream

Agenda

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



- I. Call to Order
- II. E-Foil discussion
- III. Annual approval of corporate officers
- IV. Septic systems on Common Property Report
- V. Open Forum – Property Owner comments. Comments are limited to three minutes per property owner.
- VI. Response to Open Forum Questions
- VII. **ANNOUNCEMENTS:**
 - a. **Board of Directors Regular Session** – Thursday, January 25th at 6:00 p.m. in the Boardroom at the Country Club and via Livestream.
 - b. **Rules and Regulation Meeting** – Thursday, February 8th at 1:30 p.m. in the Boardroom at the Country Club and via Livestream.
 - c. **Board of Directors GM Meeting** – Thursday, February 8th at 2:30 p.m. in the Boardroom at the Country Club (CLOSED MEETING)
 - d. **Recreation JAC Meeting**- Monday, February 12th at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.
 - e. **Lakes JAC Meeting** – Wednesday, February 14th at 2:00 pm. in the Boardroom at the Country Club and via Livestream.
 - f. **Golf JAC Meeting** – Wednesday, February 14th at 4:00 p.m. in the Boardroom at the Country Club and via Livestream.
 - g. **Board Candidate Packets Due** – Thursday, February 15th by 4:00 p.m. Via email corporatesecretary@bvvpoa.com or bring to the Country Club.

- h. **Board of Directors Work Session** – Thursday, February 15th at 9:00 a.m. in the Boardroom at the Country Club and via Livestream.
- i. **Board of Directors Regular Session** – Thursday, February 22nd at 6:00 p.m. in the Boardroom at the Country Club and Live streamed.

VIII. Adjournment



From: Tom Judson, CEO

To: Board of Directors

Date: January 4, 2024

Subject: E-Foils

At their December 6th meeting, the Lakes Committee voted on two issues:

Issue #1

The Lakes Committee voted 7-2 in favor of allowing motorized kayaks and paddle boards on POA lakes.

The average cruising speed of a motorized kayak and paddle board is 3-4 miles per hour. Motorized kayaks and paddle boards make it easier to use such vessels on our lakes, similar in many respects to how e-bikes make it easier to go on a ride. With the steady increase in the use of kayaks for fishing, the use of a motor makes this activity much easier and appealing to members.

Such vessels would be restricted to travel at a speed not to exceed 5 miles per hour. In speaking with members of our community, there does not appear to be a significant amount of opposition to allowing these types of vessels.

Suggested Motion for January 25th Regular Board Meeting

I make a motion allowing the use of motorized kayaks and paddle boards on POA lakes, up to a maximum speed of 5 miles per hour. As part of this motion, the Rules & Regulations Committee is directed to develop the regulations, with the intent for the Board to vote on these regulations at their February meeting.

Issue #2

The Lakes Committee voted 5-4 in favor of allowing e-foils on POA lakes, while also prohibiting the use of motorized surfboards.

E-foils typically travel at a speed between 20 to 30 miles per hour, while a motorized surfboard can reach speeds of up to 40 miles per hour. Given the speed at which these vessels travel and that the rider of the e-foil/motorized surfboard could be challenging to see, it is the recommendation of Management to restrict the use of both types of vessels, due to safety concerns.

From a legal point of view, since the use of e-foils and motorized surfboards is so similar, allowing one type of vessel while prohibiting the other could be viewed as being arbitrary and capricious. It is the opinion of our General Counsel that it would be very challenging for the POA to prevail if the POA was sued for allowing one type of vessel while prohibiting the other.

From a community perspective, the overwhelming majority of comments have been against allowing e-foils and motorized surfboards.

While Management respects the input and the effort the Lakes Committee has put into this issue, Management feels it is in the best interest of the community to prohibit the use of e-foils and motorized surfboards.

Suggested Motion for January 25th Regular Board Meeting

I make a motion prohibiting the use of e-foils and motorized surfboards on POA lakes. As part of this motion, the Rules & Regulations Committee is directed to develop the appropriate regulations to reflect this prohibition, with the intent for the Board to vote on these regulations at their February meeting.



From: Tom Judson, CEO
To: Bella Vista POA Board of Directors
Date: January 3, 2024
Subject: Annual Officer Positions

Per the Bylaws, each year in January the Board of Directors votes for the officer positions for the Association.

Suggested motions for the Regular Meeting of the Board on January 25th

I make a motion naming Jessica McCrary the Corporate Secretary of the Association.

I make a motion naming Beth Nagel the Treasurer of the Association.

I make a motion naming Doug McCash the Vice President of the Association.

I make a motion naming Tom Judson the President of the Association.

ARTICLE VII

Association Officers and Management: Qualifications, Powers, and Duties

Section 1. General.

B. Corporate officers will be appointed by the Board for one (1) year terms, unless an interim corporate officer is needed. **Corporate officers will be appointed at the first public meeting of the Board in January of each year.** In the event of a vacancy, the Board will appoint an interim corporate officer as soon as practical. Interim corporate officers will serve the remaining term of the replaced corporate officer. Temporary corporate officers may be appointed for a period of time as needed and specified by the Board.



From: Tom Judson, CEO
To: Board of Directors
Date: January 16, 2024
Subject: Septic system use of Common Property approved since 2019

The Board asked Management to compile a list of all recent uses of Common Property for septic systems. From the list below, you can see there have been nine approvals granted since the beginning of January 2019. Five of these approvals were for traversing Common Property and four for the installation of leach fields on Common Property.

2019	7 Henrietta Lane	Traverse Common
2019	2 Elizabeth Drive	Installation on Common
2020	54 Magrath Circle	Traverse Common
2021	9 Cannich Drive	Traverse Common
2021	21 Newhaven Lane	Installation on Common
2023	2 Orr Lane	Installation on Common
2023	1 Ramsey Drive	Installation on Common
2023	11 Scalloway Circle	Traverse Common
2024	4 Kett Lane	Traverse Common