2025 Assessment Vote Results

Special Meeting of the Members of the
Bella Vista Property Owners Association
August 19, 2025, 6:00 p.m. (Central Time)
Bella Vista Country Club - Boardroom
98 Clubhouse Drive, Bella Vista, AR 72715

Welcome & Call to Order

Thank you for attending and good evening. I am Robert Ritschel, Chair of the Election Committee of the Bella Vista Property Owners Association.

On behalf of the Association's Board of Directors and the Election Committee, I would like to welcome you to this Special Meeting of the Members.

I will act as Chair of the Special Meeting. I now call the meeting to order and ask Jessica McCrary, our Corporate Secretary, to record the minutes.

Voting Polls

The voting polls were opened on June 23, 2025, and, in accordance with our Bylaws, closed upon the commencement of this meeting. Members had to be in good standing as of May 31st to receive a ballot.

Thank you to everyone who took the time to cast their vote.

Election Committee

At this time, I would like to introduce the members of the Election Committee. I will ask each to stand to be recognized after being introduced:

- Bob Ritschel (Chair)
- Margaret Killeen
- Ann Dahlke
- Mary Sinkus

Board of Directors

Also present are members of the Board of Directors. I will ask each director to stand to be recognized after being introduced:

- Jason Loyd(Chair)
- Jeff Hendren(Vice Chair)
- JB Portillo
- David Brandenburg
- Sandy Fosdick
- Jackie Gain
- Deborah Lukotch
- Kathleen Coughlin
- Bob Brooks

Notice of Meeting

We will now turn to the business of today's meeting.

The Corporate Secretary will now certify that all members eligible to vote at the meeting were given notification of today's meeting.

Notice of Meeting Corporate Secretary

I, Jessica McCrary, Corporate Secretary, certify that a written notice of this meeting was distributed beginning on June 23, 2025, to members entitled to vote. The notice contained instructions regarding how to access information regarding the proposal to be voted upon and how to vote.

Additionally, the notice will be entered into the minutes of this meeting.

Quorum

FOR THE ELECTION TO BE VALID, THE ASSOCIATION'S GOVERNING DOCUMENTS REQUIRE AT LEAST 50% OF THOSE ELIGIBLE TO VOTE, PARTICIPATE IN THE ELECTION BY VOTING.

I WILL NOW STATE WHETHER A QUORUM IS PRESENT.

Quorum
The Inspectors of Election

We have 15,622 votes present at this meeting in person or by proxy, which represents 41.51% of the votes eligible to be cast at the meeting. Accordingly, under the Association's governing documents, a quorum is not present.

Official Business

We will now turn to the voting item on today's agenda. As set forth in the notice delivered to members, we are seeking membership approval of a $5 monthly assessment increase for improved properties and a $1 monthly assessment increase for unimproved properties.

This change would go into effect beginning on March 1, 2026.

Voting Results The Inspectors of Election

The proposal to approve an increase in the monthly assessments of $5 for improved lots and $1 for unimproved lots DID NOT receive an affirmative vote of at least 51% of the votes cast by each class of members at the meeting.

Approval Status – Class A

The proposal WAS NOT approved due to not reaching quorum.

Of those who did vote, 45.92% of the Class A members voted in favor of the proposed increase.

Voted in favor	**7,174**
Voted against	**8,346**
Voted to abstain	**102**

Official Results

Since quorum was not reached on Class A votes, the proposed increase in assessments was NOT approved by the membership.

Conclusion of Official Business

This concludes the official business to be addressed at today's meeting. I ask The Inspectors of Election to present to the Corporate Secretary following this meeting a certification of the number of votes represented at the meeting and the count of all votes and ballots for each class of members at the meeting, and that this certificate be filed with the minutes of this meeting. The certificate and minutes will be made available to the community on the POA's website.

Comments by the Board Chair

Closing

Thank you for attending tonight's meeting. I encourage members to reach out to the Election Committee or Board of Directors if you have any questions. Contact information is listed on our website. We are certainly happy to address any questions you may have.

There is no further business to come before the meeting, and we are therefore, adjourned.

Thank you for attending.