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POA Recreation Joint Advisory Committee

July 14, 2025 - Boardroom 4:00 pm and Live Stream

Welcome/Call to Order: Vice-Chair Keith McCloskey called the Meeting to Order

Attendance:

Members: Larry Lopardo, Liz Howie, Richard Taylor, Keith McCloskey, Brian Mickelson, Russell Rappel, Damon Williams, Alan Atkins

Staff: Tom Judson, Rick Echols, John Urquhart, Jessica McCrary, Trey Anson, Roland Neville

Board Liaisons: Deborah Lukotch in person; Jackie Gain & Kathleen Coughlin by video

Visitors/Guests: One Member was present

Current Business:

- **June meeting minutes approved**

New Business

-We welcomed new Committee members Damon Williams and Russell Rappel.

-Russell spoke as a non Committee Member about Branchwood dog park ideas.

-Representatives of the Bella Vista Historical Society made a presentation to ask for the Committee's recommendation to the Board to approve a pickleball tournament as a fund raiser. **This request was APPROVED so long as the Society works with the POA Staff and the BV pickleball community.**

-Member Cheryl Cherry spoke to the Committee and expressed interest in joining the Committee when an opening occurs.

-It was **AGREED that the appointment of a Chair, Vice-Chair and Secretary would be done at the August meeting**

-the August meeting will discuss 2026 budget issues

-Tom Judson wa;ked us through the annual Committee Duties information
-There was a discussion about potentially adding more canoe/kayak racks at Avalon and Windsor

Staff Reports

-*Rick Echols*: We had 11k Ranger contacts in June. The Kayak demo day went well. Dock repairs are being completed.

-*John Urquhart*: The Gun ranges had a slow month. Some repairs are being performed, but only on non-Member days. The Archery range continues to have drainage issues.

-*Trey Anson*: The trails saw a 6% decline YOY

-*Roland Neville:* This is the busiest time of the year at the rec centers with the pools open

Amenity Reports

Amenity: Blowing Springs/Gear Garden

Larry Lopardo–June 12, 2025- a Saturday

Overall Condition:

Very Good. Very busy.

Areas for Review:

The same as previously: potholes as you enter Lots 1 and 2, paint needed on the GG water station.

Instead of a full repaving, we could fill the actual holes and the areas where past water/sewer line excavation has settled. The Gear Garden lot needs restriping, and should go in a queue for resurfacing next year.

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The spigot riser at Space 56 leans. One spigot drips.

The bench at the Blowing Springs parking lot is gone. Is it being repainted? The porta potty was a bit messy, and the hand soap dispenser was empty.

Staff reports that the online reservation system is operating and has been well-received by guests. She said that with the phone calls radically reduced, that she has time for other office activities.

I went to the website listed on the placard. It does not seem to come up. I got to the POA site, and was able to get to the reservation system that way. When I looked at the tiny cabins, it lists them as airbnb places with host "Roxie." What does that mean?

At the GG, the exterior shower is not working. There are weeds in the gravel in front of the toilets.

.Member/Guest Interactions:

I did not speak with any guests.

Additional observations:

None

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BLOWING SPRINGS GREENWAY TRAIL/BELLA VISTA TRAILS

Alan Atkins

June 2025

OVERALL CONDITION

BSGT from front parking lot to Euston Road is in very good condition with only one gravel wash at confluence of Low Ride Trail.

Remainder of trail is in excellent condition, vegetation is trimmed along the route.

AREAS FOR REVIEW

A water-fill station at the front parking lot trailhead would benefit hikers and bikers.
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MEMBER INTERACTIONS

Visited several different days. All interactions were positive.

ADDITIONAL OBSERVATIONS

For information about Bella Vista trails follow Trailblazers on Instagram or their Facebook page.

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**Amenity: Branchwood Complex and Trail**
**Committee Member: Russell Rappel**
**Review Month/Year: July 2025**

**Overall Condition:**
The Branchwood Complex and Trail are in excellent condition. The interior of the building is clean and well maintained. The staff is very friendly and welcoming. Outside, the playground area is well maintained, and all features appear serviceable. The Pickleball courts are serviceable and well used. The trail and Disc Golf Course (DGC) are also in excellent condition except for two noted areas for review below.

**Areas for Review:**
During review of the trail and DGC, it appears that a sign directing players using the DGC to baskets #9 and #10 is missing. Also, the marker for basket #14 is starting to get overgrown and will disappear soon. See photos below:

Missing sign to baskets #9 and #10

Overgrown foliage around sign for basket #14

**Member Interactions:**
I spoke with two members walking the trail. They were enjoying a bit of cooler weather and commented on how nice everything looked. I also spoke with some members while I was using the sauna in the men's locker room. One of them stated he lives closer to The REC but comes all the way over to Branchwood because the sauna is better.
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Additional Observations:
No additional observations.

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**Amenity: Granton Park**
**Committee Member: Damon Williams**
**Review Month/Year: Jun/2025**

**Overall Condition:**
I inspected Granton Park on Jul 3rd, at approximately 4:15pm. The boat ramp was obviously being well-used by boaters, but the park facilities appeared unused for the time bing.. Generally, the grounds were tidily manicured, clean, and serviceable. Picnic facilities were clean, well-maintained, and ready for customers. Sanitation facilities (ports potty, bathrooms, and dog bag station) were clean, serviceable, and stocked

**Areas for Review:**
The Kayak Rack appeared to be in need of structural maintenance. (See below)
The Fish Cleaning Station water spigot was not operational.
The Dock gangway rolling wheels were both flat, off the rims, and semi-buried, and at least one of the dock's vertical guides was broken. Furthermore, the dock was being encroached upon by vegetation (See below).

**Member Interactions:**
No members were around to interact with. In fact, the lone vessel (pontoon boat) moored to the dock sat alone for the entire time I was there.

**Additional Observations:**
As stated, overall repair, cleanliness, and serviceability of Granton Park facilities is quite good. Minor and continual maintenance and upgrades are a constant necessity, and must be performed with all other POA maintenance priorities in mind. No safety concerns are currently present.

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**Amenity: Gun/Archery Range(s)**
**Committee Member: Brian Mickelson**
**Review Month/Year: June 2025**

**Overall Condition:**
The pistol and rifle ranges are in good overall condition. The archery range is still closed for use awaiting desirable lawn conditions. The trap & skeet area is not covered in this report for being closed on the day of this evaluation. Other structures are in good condition, except as noted in previous reports or as listed below:

**Areas for Review:**
There are no "areas for review" for this report.

**Member Interactions:**

I spoke with a gentleman who had just finished using the rifle range with his young son and he stated that he is thoroughly enjoying the new rifle range. I also spoke with two women who were using the pistol range. They conveyed that the new facility was very nice and they especially liked the more compartmentalized shooting ranges as they found the range to be less intimidating than the open concept.

**Additional Observations:**
There are no additional observations for this report.

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**Amenity: Lake Avalon Park**
**Committee Member: Liz Howie**
**Review Month/Year: July 7, 2025**

**Overall Condition:**
The Park looked great after the 4th of July weekend. The lawns were mowed, trash was emptied, Mutt Mitts filled, play areas all clean and working. The restrooms and water fountain were working and clean. The Beach was just opening so Members were in line to enter while I was there.

**Areas for Review:**
**I mentioned this a few months ago and it is still an issue-a water spigot at the beginning of the park by the grill and trashcan is not working. Is this an ongoing issue here of which I am not aware?**

**Member Interactions:**
Spoke with 3 Members who were getting ready to put their kayaks on the water. They asked if I could pass on their concern that they have been on the waitlist to store their kayaks here for sometime as they do not live on a lake. They use Avalon often so they have to haul their kayaks here each time and would gladly pay the annual fee to store their kayaks at the lake.

**Additional Observations:**
It is nice to see how busy this Park always seems to be during the summer with kayaks, Stand up boards, beach goers and families picnicking and using the play areas.

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**Amenity: Loch Lomond Recreation Complex**
**Committee Member: Russell Rappel**
**Review Month/Year: July 2025**

**Overall Condition:**
Considering this amenity was in full use only 11 days ago, it looks great. The crew that cleaned up after the July 3rd fireworks did a fantastic job. The added welcoming decoration on the fence at the ball field is a nice touch.

There are currently porta-johns outside the restrooms, and it appears there is some work going on behind the bathroom building. I am not sure but possibly something happened during the busy July 3rd fireworks event that resulted in necessary repairs.

**Areas for Review:**
No area for review this month.

**Member Interactions:**
There were some members utilizing the large dog area. They were happy that it is that time of year when there is mostly grass in the fenced in area and where hopeful there would be better "land management" within the large dog area this summer as the grass turns to dirt.

**Additional Observations:**
Consider installing a small billboard of some kind by the fish hatchery area that explains what it is, how the process works, NO FISHING warning, etc. An example to consider would be a similar signage that is found around Osage Park in Bentonville that describes for visitors the benefits of the marsh areas.

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**Amenity: Kingsdale Complex**

**Committee Member: Richard Taylor**

**Review Month/Year, June 2025**

**Tennis Center**

Overall Condition: The facility was in good shape. The deck was in the process of being replaced. Courts 1,2,7 & 8 are in immediate need of resurfacing. If the budget allows in the future the lights should be updated and a better quality pickleball net should be installed on the pickleball court.

Areas for Review: Resurfacing of courts 1,2,3,4,7,and 8 and updating of court lights

Member interaction: The Tennis Center looks good and the members I talked to are happy with the job that Kelli is doing.

Overall Condition: Everything seemed to be looking great at the Rec Center.

Areas for Review: None

**Pools**

Overall Condition: Pools looked good, and they are open for the season.

**Playground and other areas**

Overall Condition: The playground looks good.
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The Pavillion was in good shape. The mens bathroom vent is dirty and in need of cleaning.

The Mini Golf range is in good shape. The storage building by the Mini Golf course has some deteriorating side on the lower north side of the building that could invite varmints if not repaired.

Areas for Review:  None at this time.

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Amenity: Lake Ann Dam Park / Boat Ramp Park
Committee Member: Keith McCloskey
Review Month/Year: June 2025

Dam Area - Visited Mon 7/07

Overall Condition: both waterfall bridge area looks great with wildflowers growing strong. Both fishing docks are in good shape. Restroom good.

Member Interactions: none

Areas for Review: Everything is in good shape.

Launch Area - Visited Tues 7/08
Overall Condition – park in great shape overall with lawn and facilities all well maintained. Pavilion / BBQ areas good. Port-a-let's both clean/stocked. Trash cans good. Ramp & cleaning station well kept. Couple of boats on the lake on a rainy Tuesday.

Areas for Review – the newly built dock was still placed in boat slip area 16 & 17. Leased boat space is almost full. All have 2025 registration except 2, 3 & 13.
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Member Interactions - none

Additional Observations – none

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Pool and Pickleball courts are in great shape. We have member installed memorial swing installed in front of large umbrella on east side of sitting area. Also, thanks for recently installed updated umbrellas. Both portable and permanent bathrooms clean and stocked. Picnic and BBQ areas are all in good condition with trash cans well maintained.

Clubhouse and workout facilities are in very good condition. Nice to see the reduction of homemade printed signs that were addressed prior.

Areas for Review: nothing really. Gym was out of wipes but when brought to staff attention it was addressed immediately. Come to find out they were within the canister and broke off below the top.

Member Interactions: chatted with Lori at Rec Center and she had no member concerns. She only works once per week so admittingly would hear less than others.

Also chatted with Mike who has been here one yr from Raleigh. He participates in golf, pickleball, and is an avid trail user. He was surprised at the poor quality Pickleball lighting at both Metfield and Branchwood. Both areas have a minimal number of lights to cover all courts. No lights on back of court for Branchwood and lacking two poles and 2-3 additional light poles at both Branchwood and Metfield to adequately light the courts. See image for reference

Additional Observations: nothing more

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Alan Atkins

June 2025

Tanyard Creek

OVERALL CONDITIONS

Park is clean of litter and in excellent condition, providing paved and soft trails for nature lovers, hikers, and pet walking. Educational signage along the trails, provides learning opportunities for hikers, explaining floral and geological features of Tanyard Creek Nature Trail.

Pet refuse station with poop bags is located at entrance to the park, along with trash receptacles and water for pets. Pavilion is located at the entrance to the park and available for rental by contacting the POA.
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AREAS FOR REVIEW

Restrooms are currently out of service. Porta Toliets are located in front of restrooms for members.

I believe the POA should prioritize the restroom issue.

MEMBER INTERACTIONS

With school in recess Park has been very busy.

Visited with one group of 20 kids and teachers from Springdale that were having a wonderful time.

ADDITIONAL OBSERVATIONS

The new striping on the paved lot is working well pushing cars to the overflow lot.

Tanyard Creek Nature Trail Volunteers update:

1. Volunteers are maintaining trails through the summer by picking up trash, keeping poison ivy away from trails, weed-eating around signs and benches, trimming overhead branches, replacing educational signs as needed, keeping waterfall trash can empty.

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**Amenity:  Tyree Park**
**Committee Member:  Damon Williams**
**Review Month/Year:  Jun/2025**

**Overall Condition:**
I inspected Tyree Park on Jul 3rd, at approximately 5pm. Generally, the grounds were tidily manicured, clean, and serviceable. Picnic facilities were clean, well-maintained, and ready for customers. In preparation for the holiday weekend, the parking facility was packed, and overflow vehicles had moved to the lawn (See below). Sanitation facilities (porta potty, bathrooms, and dog bag station) were clean, serviceable, and stocked. The playground looked spotless, and I was particularly impressed by how clean the gravel areas were (See below).
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Areas for Review:
The pier showed signs of loose boards and some of them needed replacing (See below).
The men's bathroom HVAC register needed replacing (See below).
The Kayak Rack appears serviceable and in good condition but there were kayaks with expired registration being stored on it.
The shuffleboard field appeared to have algae stains on it, and other evidence of disuse. Recommend repurposing, removal, or renovation and figuring out some way to make shuffleboard equipment ready at hand (See below).

Member Interactions:
While inspecting, I had a chance to meet Deanna Hicks (See below). She and her husband (busy tending the boat they had just launched) have only ever used Tyree, but this was their first launch of the year. Deanna was complimentary of the facilities overall, but commented that there was not enough truck/trailer parking, since passenger cars had taken up much of what would otherwise have been used for them (See below).

I also met Dana Comer, and her husband Terry (See Below). They had never launched here before but liked the facilities, and Dana was particularly appreciative of the hard stand toilet facilities. Coincidentally, Dana and Terry also commented, as an area for improvement, on the lack of truck/trailer parking.

Additional Observations:
Both of my member interactions highlighted the relative lack of truck/trailer parking. A possible cause of this lack may have been the nature of the parking lot itself, which appears to be either decomposed asphalt, or hard packed gravel. In either case, no parking space demarcation lines were visible, leaving motorists to figure out where to park on their own. Is the lack of truck/trailer parking at Tyree common, or merely an occasional issue due to the high holiday traffic? Do not know. However, I can suggest that when the parking lot is due for resurfacing (it appeared serviceable at this point) that clearly demarcating truck/trailer, and auto parking spaces might assist in this issue. Further, some guidance re: parking on the grass might be in order.

As stated, overall repair, cleanliness and serviceability of Tyree Park facilities is quite good. Minor and continual maintenance and upgrades are a constant necessity, and must be performed with all other POA maintenance priorities in mind.

Parking Conditions

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Playground Conditions

Pier Condition

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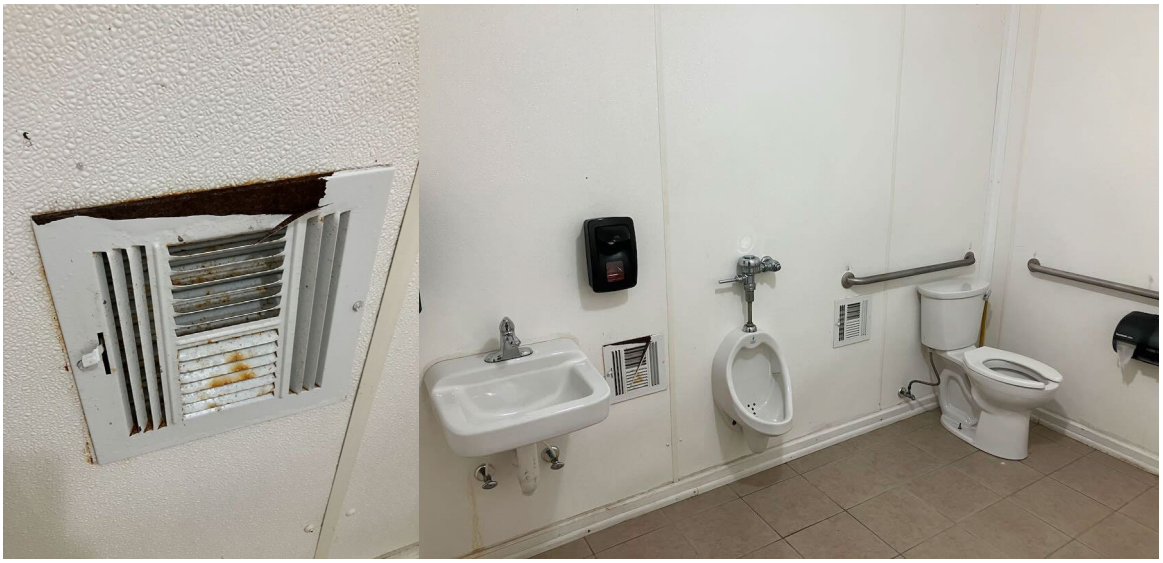

Men’s Bathroom HVAC Register
Shuffleboard Conditions

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Deanna Hicks

Dana Comer