BELLA VISTA
PROPERTY OWNERS ASSOCIATION

Rules & Regulations Committee
August 14, 2025, at 1:30 p.m.
Boardroom and Livestream

Agenda

I. Call to Order
II. Approval of minutes from the July 10th meeting.
III. Discussion on policies which may need to be updated.
IV. Policy Under Review
    i Policy 5.03 - *Guest Policies (Board approved the first reading, one reading/vote left for the Board).*
V. Open Forum – Comments are limited to three minutes per property owner.
VI. Response to Open Forum
VII. Next Meeting Date - TBD
VIII. Adjournment

BELLA VISTA PROPERTY OWNERS ASSOCIATION
RULES AND REGULATIONS COMMITTEE MEETING
JULY 10, 2025, AT 1:30 P.M.
BOARDROOM AT THE COUNTRY CLUB AND LIVESTREAM

COMMITTEE MEMBERS PRESENT: Committee Chair Portillo, Director Hendren, Director Coughlin, and Director Lukotch
COMMITTEE MEMBERS ABSENT:
PROXY: No attendance
OTHERS PRESENT: Chief Executive Officer Tom Judson, General Counsel Doug McCash, and Corporate Secretary Jessica McCrary

To view the meeting and presentation, please use the link provided -
July video https://www.youtube.com/watch?v=gHvQR8z2GnQ

I. Approval of March 13th Minutes

Director Hendren made a motion approving March 13th minutes. Director Coughlin seconded. The motion passed unanimously in favor, 4 to 0.

II. Electing a Committee Chair

Director Hendren made a motion to elect JB Portillo as Chair. Director Lukotch seconded. The motion passed unanimously in favor, 4 to 0.

III. Policy Under Review

a. Policy 5.03 - *Guest Policies*

Mr. Judson presented the proposed changes to Policy 5.03 – *Guest Policies*. To view the proposed changes, please use the Rules and Regulations packet, July-2025-RR-Packet.pdf.

Director Hendren made a motion approving the proposed changes to Policy 5.03- *Guest Policies* and to move them forward for a Board vote. Director Lukotch seconded. The motion passed unanimously in favor, 4 to 0.

IV. Open Forum

No Attendance

V. Response to Open Forum

No Attendance

The next Rules and Regulations Committee meeting is August 14th at 1:30 p.m.

VI. Adjournment

Committee Chair Portillo adjourned the meeting at 1:55 p.m.

December 13, 2007
March 20, 2008
December 8, 2011
September 19, 2013
November 20, 2014
March 16, 2017

June 25, 2020
October 22, 2020

P 5.03

GUEST POLICIES

PURPOSE:

To define the conditions under which non-members ~~of the Association~~ may be allowed access to Association amenities, at the ~~then~~ current guest rate, as applicable.

I. GUESTS

1. A guest is a person who is not a Member of the Association and who desires to have access to the Association amenities on a temporary basis.

2. There shall be four categories of guests permitted to have access to Association amenities:

a. Those who are "sponsored guests" of a Member of the Association.

b. Those who are "Association guests" by being sponsored by the Association. By virtue of its ownership of property, the Bella Vista Property Owners Association is a Member with the authorization to sponsor "Association guests."

c. Those who qualify as "reciprocal guests" by virtue of being a member of one of the other Cooper Communities, Inc. ("CCI") developments covered by an agreement between the Association and CCI. While CCI sold their Developer rights to Blue Crane in 2024, this provision remains intact.

d. Those who are "participant guests" by virtue of being invited/permitted to participate in a specific Association-sponsored or Association-sanctioned event at a specific facility.

II. ACCESS TO ASSOCIATION AMENITIES

1. "Sponsored guests" may gain access to Association amenities by virtue of possessing a current, valid guest card. "Sponsored guests" possessing a valid guest card shall have access to Association amenities at the ~~then~~ current guest rates, as applicable.

2. Use of amenities by "Association guests" includes the use of restaurants, golf, tennis, the Metfield skills park, Tanyard Creek, Blowing Springs, and other paved and un-paved trails open to the general public for the purpose of pedestrian walking, hiking, jogging, cycling and other human-propelled uses. In those situations, a guest card will neither be issued to, nor required of the guest. The Branchwood paved trail is not one of the paved or un-paved trails which ~~is~~ are open to the general public.

3. "Reciprocal guests" may gain access to Association amenities by virtue of possessing a current, valid guest card. "Reciprocal guests" possessing a valid guest card shall have access to Association amenities at the ~~then~~ current guest rates, as applicable.

4. "Participant guests" are those guests who participate in specific events at Association amenities. Such events must have the formal approval of the Board or an official Association committee, normally through a contract signed by Management. Examples include golf tournaments, fishing tournaments, tennis tournaments, gun tournaments, weddings, receptions, birthday parties, anniversary parties, etc. which often include participants who are non-members.

5. Guest cards may be issued and valid for up to one (I) year from the date of issuance.

III. ACCOMPANIED GUESTS

1. In some situations, "sponsored guests" must be accompanied by a Member to enjoy Association amenities without the requirement of paying a guest fee. For these situations, a guest is accompanied by a Member so long as the guest is within reasonable proximity of the Member. ~~maintains visual and auditory contact with the Member at all times.~~

Original

"Participant guests" are those guests who participate in specific events at Association amenities. Such events must have the formal approval of the Board or an official Association committee, normally through a contract signed by Management. Examples include golf tournaments, fishing tournaments, tennis tournaments, gun tournaments, weddings, receptions, birthday parties, anniversary parties, etc. which often include participants who are non-members.

Proposed Changes

"Participant guests" are those guests, also referred to as non-members, who participate in specific events at Association amenities. Such events must receive formal approval from the Board or an Association Joint Advisory Committee. Proposed events under consideration for approval by the Board or an Association Joint Advisory Committee must first be discussed in a meeting open to Members, with no vote taken until the following month's meeting. The delay in taking a vote until the following month's meeting will provide Members with sufficient time to voice their opinion regarding the proposed event. Association Joint Advisory Committees are encouraged to consider all events for the year each January, although exceptions can be made due to necessity. Association Joint Advisory Committees are encouraged to primarily consider events which benefit charities, youth, and events that give back to the community. Participant guests are not required to have a guest pass, but may have to pay the current guest rates, as applicable. The Board retains the authority to override any decision made by a Joint Advisory Committee.