BELLA VISTA
PROPERTY OWNERS ASSOCIATION

Rules & Regulations Committee
July 10, 2025, at 1:30 p.m.
Boardroom and Livestream

Agenda

I. Call to Order
II. Approval of minutes from the March 13th meeting.
III. Elect Chairperson
IV. Policy Under Review
    i Policy 5.03 - *Guest Policies*
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
MARCH 12, 2025, AT 1:30 P.M.
BOARDROOM AT THE COUNTRY CLUB AND LIVESTREAM

COMMITTEE MEMBERS PRESENT: Committee Chair Portillo, Director Gain, Director Barron, and Director Hendren

COMMITTEE MEMBERS ABSENT: None

PROXY: None

OTHERS PRESENT: Chief Executive Officer Tom Judson, General Counsel Doug McCash, and Corporate Secretary Jessica McCrary

To view the presentation on each Policy below, please use the link provided.
Rules and Regulations March Video

I. Approval of January 9th Minutes

a. Director Hendren made a motion approving the January 9th minutes. Director Barron seconded. The motion passed unanimously in favor, 4 to 0.

II. Policies Under Review

a. Policy 1.01 - Member Access to Association Information

Mr. Judson presented the suggested changes to Policy 1.01.
Director Gain made a motion to approve the suggested changes and move forward to the Board for a vote. Director Hendren seconded. The motion passed unanimously in favor, 4 to 0.

b. **Policy 1.04 –** Joint Advisory Committee

Mr. Judson presented the suggested changes to Policy 1.04. The purpose of these potential changes is to standardize the application process for all Joint Advisory Committees. The current Committee JAC Chairs have advised these suggested changes as well. The Committee requested Roman numeral two, number 8 be amended and move forward to the Board. Director Hendren made a motion approving Policy 1.04 as amended and move forward to the Board for a vote. Director Barron seconded. The motion passed unanimously in favor, 4 to 0.

III. Open Forum

None

IV. Response to Open Forum

None

The Rules and Regulations Committee decided to meet once the need arises.

V. Adjournment

Committee Chair Portillo adjourned the meeting at 2:04 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.