BELLA VISTA
PROPERTY OWNERS ASSOCIATION

Rules & Regulations Committee
May 14, 2026, at 1:30 p.m.

Boardroom and Livestream
98 Clubhouse Drive, Bella Vista

Agenda

I. Call to Order
II. Approval of minutes from the January 8th meeting.
III. Policy Under review
    i *Policy 5.03 - Guest Policies*
IV. Open Forum – Comments are limited to three minutes per property owner.
V. Response to Open Forum
VI. Next Meeting Date – As needed, TBD.
VII. Adjournment

BELLA VISTA PROPERTY OWNERS ASSOCIATION
RULES AND REGULATIONS COMMITTEE MEETING
JANUARY 08, 2026, 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: None

PROXY: None

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

Rules and Regulations Committee January 8th
https://www.youtube.com/watch?v=AIZpYUKH06M

I. Approval of October 6th Minutes

Director Coughlin made a motion approving the October 6th minutes. Director Hendren seconded. The motion passed unanimously in favor, 4 to 0.

II. Policy Under Review

a. Policy 5.05 – Boat Registration and Mooring Lease Agreement

i. First reading for review

Mr. Judson presented to the Committee the proposed changes of Policy 5.05 and the Committee discussed it and requested a few changes.
Director Coughlin made a motion to move forward to the Board for review as amended. Director Hendren seconded. The motion passed unanimously in favor, 4 to 0.

To listen and view the discussion, please use the video link provided above. The Board will review the proposed changes at multiple meetings, Board Work Session January 15th and January 22nd at the Regular Session Board meeting.
Then, the second reading of the policy will be February 19th Work Session and February 26th Regular Session.

These changes for Policy 5.05- Boat Registration and Mooring Lease Agreement, will go into effect with the registration of boats and mooring leases for next year.

III. Open Forum

None

IV. Response to Open Forum

None

The next Rules and Regulations Committee will be scheduled as needed.

V. Adjournment

Committee Chair Portillo adjourned the meeting at 1:40 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
August 28, 2025

P 5.03

GUEST POLICIES

PURPOSE:

To define the conditions under which non-members may be allowed access to Association amenities, at the 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 current guest rates, as applicable. No more than four “Sponsored guests” of a Member of the Association can use Association pickleball courts at any one time.

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 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 current guest rates, as applicable.

4. "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 (JAC). Proposed events under consideration for approval by the Board or a JAC must first be discussed in a meeting open to the 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 JACs are encouraged to consider all events for the year each January, although exceptions may be made due to necessity. Association JACs 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 JAC.

5. Guest cards for renters may be issued and valid for up to one (1) year from the date of issuance. Aside from renters, guest cards may not be valid for more than 30 days from the date of issuance.

III. ACCOMPANIED GUESTS

I. 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.