Bella Vista POA Lakes JAC
September 10, 2025
2:00 pm
Country Club Board Room

Chairman: Matt Champagne
Vice Chairman: Michael Coughlin
Secretary: Jeff Retey

Committee Members: Michael Coughlin, Scott Sborov, Carol Phillips, Ross Gerner, Scott Hawes, Jeff Retey, Rob Montgomery, Kevin Attleson, Matt Champagne.

POA Board Liaisons: Deborah Lukotch, Sandy Fosdick, Jeff Hendren.

Lakes JAC — Meeting Minutes (September 2025)

1) Call to Order

- Meeting called to order at 5:04 p.m.

- Agenda: No additions/deletions.

- Prior Minutes: Approved (motion/second, voice vote – none opposed).

2) Management Report (Rick Echols)

- Lake Drawdown: Nov 3, 2025 – Mar 2, 2026; target 3 inches/day to 6-ft total by Dec 1 (weather dependent). Lakefront owners reminded of opportunity for dock, seawall, and dredging work.

- Dredging: More thorough dredging at Granton planned during drawdown; other areas may be considered.

- Ranger Contacts (Aug): 8,724 contacts; 232 removals; 422 boat contacts; 142.5 hours on water. Consistent with Aug 2024 totals. Stepped-up nighttime surveillance on Windsor and Lomond over Labor Day received positive feedback.

- Grounds Maintenance: Major tree clearing completed; coves reopened. Additional bench installed at Loch Lomond Dam (donated; slab and installation funded by POA). Two porta-potties replaced (Lake Ann and Brittany dams).

- Staffing: Two seasonal rangers ended mid-Sept; two more at end of Sept, returning to normal winter staffing.

- Lakes Ecology: Bluegill fingerlings confirmed in all four aquaculture ponds. Secchi readings good; no fertilization needed (saves costs).

- Grass Carp Raffle: 60 carp removed; fifth $100 gift card awarded (winner: Eric Wolf, not yet picked up).

- Carp Tournament: Scheduled Oct 11. Online registration page launched with rules and FAQ. Low signups so far (4 confirmed, 4 promised). Seeking more participants. Exploring $500 promotional advertising with possible POA matching funds. Interview with Flip Kudos to appear in Vista; social media posts being pushed by Marketing.

- Chumming: Begun at one lake (catfish abundant, some carp sighted). Expansion to Windsor and Ann planned soon.

- E. coli: Sample results good all summer.

- Trout Stocking: Scheduled to resume Nov 2025.

3) Capital Budget Requests

- Committee force-ranked projects by Aug 31. Items under consideration: Lake Ann spillway, Windsor Dam repaving, London Landing road/drainage, electrofishing equipment evaluation, kayak racks/launches.

4) Boating Violation Fee Proposal (Tom)

- Reviewed concerns raised in August about safety/boating violations. Legal counsel confirmed authority under governing documents (Sec VII, 3b) to impose fees (not penalties) tied to boat registration renewal.

- Observations must be made by Lake Rangers. Member reports should still be called in for Ranger verification.

- Proposed violation structure:
  - Level 1: Wake violation, no navigational lights, insufficient life vests, unregistered vessel. 1st offense = written warning; 2nd = $100 fee; 3rd = $200 fee + 30-day suspension.
  - Level 2: Skiing/tubing/wakeboarding without life vest, reckless/unsafe boating, no life vests on children. No warning. 1st = $100 fee; 2nd = $200 fee + 30-day suspension; 3rd = $300 fee + 30-day suspension.
  - Level 3: DUI (must be confirmed by police). Immediate $300 fee + 30-day suspension.

- Appeal Process: Lakes Committee subcommittee (Chair, Vice Chair, one member) may waive/reduce fees. No appeal beyond subcommittee. Suspensions must still be handled by POA Board.

- Discussion: Concerns about renters/short-term rentals – owners will be notified and held responsible, though most infractions are by members themselves.

- Committee considered allocating collected fees specifically toward lake improvements to avoid perception of revenue motive.

- Proposal to advance to Rules & Regs Committee in Oct; if approved, Board action possible in Nov, effective for 2026 boat registrations.

5) Other Business / Reminders

- Reminder: Boat slip walkways will be closed during drawdown (Nov 3 – Mar 2) for safety.

- Carp Tournament Oct 11 – volunteer and participant recruitment ongoing; charitable grant of $2,600 approved by POA Board to support event.

6) Adjournment

- Meeting adjourned following discussion of violation fee proposal.

Action Items

- Drawdown notices to members; ensure communication of slip access closures.
- Carp Tournament Oct 11: continue registration push, explore $500 promo budget with POA match; utilize $2,600 charitable grant; expand chumming to Windsor and Ann.
- Fee Proposal: refine details; Lakes JAC vote; forward recommendation to Rules & Regs Oct; General Counsel to draft policy language.
- Notify property owners of renter violations; track enforcement impacts.
- Explore allocation of collected fees toward lake improvements.