

Bella Vista Townhouse Association

Meeting Agenda

April 16th, 2025
4:00 P.M.

1. Call to Order – President Connie White
2. Approval of March 2025 Minutes
3. Treasurer's Report for March 2025
 - Total Income = \$98,118.17
 - Total Revenue = \$101,334.11
 - Total Expense = \$72,186.94
 - Total Net Income = \$29,147.17
4. Welcome Guests
5. Monthly Manager's Report
 - Grounds Maintenance & Facilities – Jim Carman
 1. Staff Update
 2. Grounds Work Status
 3. Update on Maintenance & Infrastructure Projects
 - General Manager – Lacey Sauls
 1. Violation Status Update
 2. Delinquency Update
 3. Ownership Change Update
 4. Recreation Hall Rental Update
 5. Employee Injuries
6. Old Business
 - 1. Major Infrastructure Issues. – Lacey Sauls
 - Platt maps of the townhouse and surrounding properties to determine who has responsibility for the issues. (Pending – Waiting on Engineering firm's scope of work)
 - Hydraulic Study – Conference call with Southern Engineering, Andy McClish and Jim Carman on 1/27/25. Southern Engineering is going to get us a scope of work, starting with Basildon as the lead project, due to the threat of damaging homes. The new scope will be staged out based on cost factors, so we can better manage the project based on available funds. (Pending)
 - Arrange a meeting with the City, POA and Utility Companies. (Pending – Waiting on Engineering firm's scope of work)
7. New Business
 1. Southern Engineering Contract Decision – Board of Directors
 2. Gail Lane Retaining Wall (Kingsdale Court) – Andy McClish

ACC Applications:

 1. 2 Norwood Drive, Haska. New pressure treated deck with stairs and landing under existing deck. 32' x 17'.
 2. 61 Norwood Drive, Dawson. Replace deck back to existing footprint. Will add a new section to the right of stairs, but it will not extend out past the current footprint.
8. Adjourn

Next Regular Meeting
May 21, 2025
4:00 P.M.