

Bella Vista Townhouse Association

Meeting Minutes

April 15th, 2026
4:00 P.M.

Members Present

Connie White – President
Rick Mayes – Vice President
Tom Guarino – Treasurer
Lanni Johnson – Secretary
Julia Landry – Director

Staff Present

Lacey Sauls – General Manager
Jim Carman – Grounds Maintenance & Facilities Manager

Staff Absent

Elizabeth Hall – Office Assistant

Absent

Steve Miller – Director

The meeting was called to order by President Connie White at 4:02 p.m.

Approval of Minutes: Julia Landry made a motion to approve March 2026 minutes, seconded by Rick Mayes. Motion passed 5-0.

Treasurer's Report: March 2026 financials were reported by Treasurer Tom Guarino.

- Total Income – \$98,261.00
- Total Revenue – \$109,877.63
- Total Expense – \$96,916.50
- Total Net Income – \$12,961.13

Welcome Guests:

1. John & Nancy Terrill – Kipling II Court

Monthly Manager's report:

Grounds Maintenance and Facilities – Jim Carman

Staff Update

- 12 Full Time, 2 Part time

Grounds Update

- Grounds Work Status – Mowing, weed eating, spraying (not done if winds over 10 mph), trimming / removing bushes and rock jobs at Brompton Court..
- Work Orders – 71 completed from month to month. 212 YTD.
- Maintenance and infrastructure projects – Replaced 200 feet of underground wire and encased it in conduit.

General Manager – Lacey Sauls

- Violation Status – As of 4.15.26 – 4 Open. 12 Closed.
- Delinquency Update – As of 4.15.26 – 31 Owners over 30 days delinquent = \$29,976.50.
- Ownership Changes – As of 3/31/26 – 5 MTD. 18 YTD.
- Rec Room Rental – As of 3/31/26 – \$570.00 MTD. \$2,185.00 YTD.
- Employee Injuries – 0

New Business:

ACC Applications:

1. 51 Davis Circle, Brompton Court - Youngquist. Replacing upper & lower deck, same layout. Changing from wood spindles to hog wire. Motion made to approve by Rick Mayes, seconded by Tom Guarino. Motion passed.

2. 11 Norwood Lane, Norwood Court - Street. Adding privacy fence to other side of deck. We approved one for the other side last year. Motion to approve made by Lanni Johnson, seconded by Julia Landry. Motion carried.
3. 17 Canova Lane, Smith. Replacing deck, same footprint. Will match current color. Motion to approve made by Connie white, seconded by Julia Landry. Motion carried.

The meeting was adjourned at 4:23 p.m.



Lanni Johnson
Secretary