

Bella Vista Townhouse Association

Meeting Minutes

January 15th, 2025
4:00 P.M.

Members Present

Connie White – President
Rick Mayes – Vice President
Marissa Whitfield – Treasurer
Lanni Johnson – Secretary
Julia Landry – Director
Shauna Geers – Director
Andy McClish – Director

Staff Present

Lacey Sauls – General Manager
Jim Carman – Grounds Maintenance & Facilities Manager
Elizabeth Hall – Office Assistant

The meeting was called to order by President Connie White at 4:00 p.m.

Approval of Minutes: Marissa Whitfield made a motion to approve December 2024 minutes, seconded by Shauna Geers. Motion passed 7-0.

Treasurer's Report: December 2024 financials were reported by Treasurer Marissa Whitfield.

- Total Income – \$97,520.00
- Total Revenue – \$106,117.08
- Total Expense – \$137,170.22
- Total Net Income – (\$31,053.14)

Lanni Johnson made a motion to approve treasurer's report, seconded by Rick Mayes. Motion passed 7-0.

Welcome Guests:

1. Kris Schaap – Drake Court
2. Jim Ray – Shakespeare III Court

Monthly Manager's report:

Grounds Maintenance and Facilities – Jim Carman

Staff Update

- 12 Full Time, 1 Part time

Grounds Update

- Grounds Work Status – Final round of leaf clean-up. 86.35 tons of leaves hauled off-site, compared to 69.44 tons in 2023. 113 big loads and 51 small loads, at a cost of \$20/per load.
- Work Orders – 993 Closed in 2024. 897 Closed in 2023.
- Maintenance and infrastructure projects – Completed some rock jobs, removing tree stumps, trimming tree branches, working on court lights, cleaning shop and resetting edging. The new electric security gate at the shop is now operational.

General Manager – Lacey Sauls

- Violation Status – 1 Open. 104 Closed in 2024.
- Delinquency Update – As of 12.31.24, delinquency is \$67,202.11. 38 owners over 30 days.
- 21 active liens (\$62,253.11) and 14 active lawsuits. 22 liens released.
- Ownership Changes – 4 as of 1.15.25. 100 in 2024.
- Rec Room Rental – As of 1.15.25 = \$690.00. \$8,830.70 in 2024. Budget is \$5,000 annually.
- Employee Injuries – 0 (2 YTD)
- 2025 proxy and ballot update as of 1/15/25: 149 votes, 76 proxies, 83 owners responded. Julia, Lanni and Rick will verify votes prior to the annual meeting.

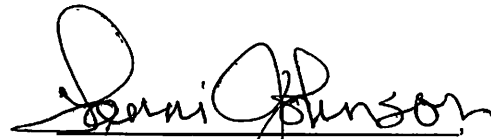
Old Business:

1. Major Infrastructure Issues. – Lacey Sauls
 - Platt maps of the townhouse and surrounding properties to determine who has responsibility for the issues. (Pending Scope of Work)
 - Hydraulic Study – Met with Sand Creek Engineering and Southern Engineering on 10/30/24. (Pending) Southern Engineering is taking on the project and is working on a scope of work that will be for the 3 major water runoff concerns: 2 at Drake Court and 1 at Basildon (Pending)
 - Arrange a meeting with the City, POA and Utility Companies. (Pending Scope of Work)

New Business:

1. 2 Estes Drive, Woodward. Rebuild existing deck. No changes, same dimensions and material. Rick Mayes made a motion to approve, seconded by Marissa Whitfield. Motion passed 7-0.
2. 1 Lakeside Drive, Echelmeier. Install 3 windows on west side of house. Will match existing. Rick Mayes made a motion to approve, seconded by Lanni Johnson. Motion passed 7-0.
3. 10 Lakeside Drive, Hand. Adding sliding patio door and 6' x 10' deck off the back side of house. Marissa Whitfield made a motion to approve, seconded by Marissa Whitfield, seconded by Shauna Geers. Motion passed 7-0.

The meeting was adjourned at 4:45 p.m.

A handwritten signature in black ink, appearing to read "Lanni Johnson", written over a horizontal line.

Lanni Johnson
Secretary