

# **Bella Vista Townhouse Association**

## **Meeting Minutes**

**October 15<sup>th</sup>, 2025**

**10:00 A.M.**

### **Board Members Present**

Connie White – President  
Rick Mayes – Vice President  
Tom Guarino – Treasurer  
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

### **Board Members Absent**

Lanni Johnson – Secretary

The meeting was called to order by Vice President Rick Mayes at 4:03 p.m.

**Approval of Minutes:** Connie White made a motion to approve September 2025 minutes, seconded by Tom Guarino. Motion passed 6-0.

**Treasurer's Report:** August 2025 financials were reported by Treasurer Tom Guarino.

- Total Income – \$97,754.14
- Total Revenue – \$104,069.54
- Total Expense – \$93,494.71
- Total Net Income – \$10,574.83

Shauna Geers made a motion to approve September 2025 minutes, seconded by Julia Landry. Motion passed 6-0.

### **Welcome Guests:**

1. Charles & Silena Puckett, 6 Lakeside Drive, Shakespeare II Court.

### **Monthly Manager's report:**

#### **Grounds Maintenance and Facilities – Jim Carman**

#### **Staff Update**

- 15 Full Time, 3 Part time.

#### **Grounds Update**

1. Grounds Work Status – Removing bushes, tree trimming & weed spraying.
2. Maintenance and Infrastructure Projects - Continued work on the Basildon drainage project.
3. Work Orders – 74 completed this month. 831 completed YTD.

#### **General Manager – Lacey Sauls**

1. Violation Status – 7 Open. 101 Closed.
2. Delinquency Update – As of 10.15.25 – Over 30 days delinquent = \$41,628.50 (25 Owners). 15 active liens = \$38,271.50. 6 foreclosures = \$25,208.00.
3. Ownership Changes – As of 9/30/25 = 7. 63 YTD.
4. Rec Room Rental – As of 9/30/25 = \$1,150.00. \$6,450.00 YTD.
5. Employee Injuries – 3 YTD

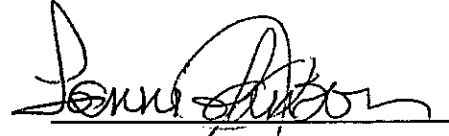
### **New Business:**

#### **ACC Applications:**

1. 20 Norwood Drive, Shorkey. New siding, new windows, new composite deck and new railing. 8' x 10' (back) and 6' x 8' (front). Tom Guarino made a motion to approve, seconded by Julia Landry. Motion passed 6-0.

2. 41 Tanyard Drive, Stahl. Replacing deck with treated wood and extending an additional 14' alongside of house. Stairs will be moved to front of deck versus side. Tom Guarino made a motion to approve, seconded by Julia Landry. Motion passed 6-0.
3. 41 Dogwood Drive, Parker. Replace back deck 8' x 24', upstairs deck 8' x 17', front porch deck 14' x 14' and stairs 42" x 18". Color to match original. Tom Guarino made a motion to approve, seconded by Connie White. Motion passed 6-0.

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



Lanni Johnson  
Secretary