

Bella Vista Townhouse Association

Meeting Minutes

November 19th, 2025
10:00 A.M.

Board Members Present

Connie White – President
Rick Mayes – Vice President
Tom Guarino – 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: Shauna Geers made a motion to approve October 2025 minutes, seconded by Julia Landry. Motion passed 7-0.

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

- Total Income – \$98,626.14
- Total Revenue – \$101,950.23
- Total Expense – \$101,020.92
- Total Net Income – \$929.31

Rick Mayes made a motion to approve October 2025 financials, seconded by Shauna Geers. Motion passed 7-0.

Welcome Guests:

1. Fred & Kris Schaap, Britten Circle, Drake Court.
2. Charles & Silena Puckett, 6 Lakeside Drive, Shakespeare II Court.
3. John & Nancy Terrill, Kipling Court.
4. Steve Miller, Drake Court.

Monthly Manager's report:

Grounds Maintenance and Facilities – Jim Carman

Staff Update

- 12 Full Time, 3 Part time. Entire staff received CPR Training and are now certified.

Grounds Update

1. Grounds Work Status – 4 courts have received heavy leaf removal so far. Goal is 3 rounds of leaf removal for all courts. Leaves are piled at BVTA shop and hauled away at \$20 per load. Projects have included light replacements, tree removal, and drainage issues.
2. Maintenance and Infrastructure Projects - Two staff have been dedicated to working on runoff dam at the Basildon project, and the engineer did a walk through with Jim Carman, and was impressed with the status of the rock dam so far.
3. Work Orders – 44 completed this month. 879 completed YTD.

General Manager – Lacey Sauls

1. Violation Status – As of 11.19.25 – 9 Open. 103 Closed.
2. Delinquency Update – As of 11.19.25 – Over 30 days delinquent = \$37,436.50 (20 Owners). 17 active liens = \$36,872.50. 6 foreclosures = \$24,239.00.
3. Ownership Changes – As of 10/31/25 = 3. 66 YTD.
4. Rec Room Rental – As of 10/31/25 = \$600.00. \$7,050.00 YTD.
5. Employee Injuries – 3 YTD

New Business:

ACC Applications:

1. 6 Lakeside Drive, Puckett. Screening in existing porch on the back of house. Motion made by Rick Mayes to approve, seconded by Tom Guarino. Motion passed
2. 61 Dogwood Drive, McGuire. Replacing old deck, back to same layout. Bringing up to code. Motion made by Tom Guarino, seconded by Julia Landry. Motion passed.
3. 37 Norwood Drive, Freeman. Trim overgrown branches and removal of sycamore sapling. Withdrawn by owner prior to meeting.
4. 8 Tanyard Drive, Fields. Replace deck with composite. Same layout, just squaring off odd corner on deck. Replace handrail with aluminum railing and cable spindle. Motion made to approve by Lanni Johnson, seconded by Rick Mayes. Motion passed.

The meeting was adjourned at 4:40 p.m.

Lanni Johnson
Secretary