

Bella Vista Townhouse Association

Meeting Minutes

December 17th, 2025
10:00 A.M.

Board Members Present

Connie White – President
Rick Mayes – Vice President
Tom Guarino – Treasurer
Julia Landry – Director
Andy McClish – Director

Staff Present

Elizabeth Hall – Office Assistant

Staff Absent

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

Board Members Absent

Lanni Johnson – Secretary
Shauna Geers – Director

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

Approval of Minutes: Rick Mayes made a motion to approve November 2025 minutes, seconded by Andy McClish. Motion passed 5-0.

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

- Total Income – \$98,241.00
- Total Revenue – \$102,332.28
- Total Expense – \$101,071.14
- Total Net Income – \$1,261.14

Julia Landry made a motion to approve November 2025 financials, seconded by Connie White. Motion passed 5-0.

Welcome Guests:

1. Jim Ray, Rayburn Circle, Shakespeare II.
2. Fred & Kris Schaap, Britten Circle, Drake Court.
3. Lisa Bettis, Fairway Drive, Metfield Court.
4. John & Nancy Terrill, Kipling Court.

Monthly Manager's report:

Grounds Maintenance and Facilities – Jim Carman

Staff Update

- 12 Full Time, 3 Part time.

Grounds Update

1. Grounds Work Status – Finishing leaf cleanup in Metfield and Shakespeare Courts.
2. Maintenance and Infrastructure Projects – Still working on Basildon Court drainage project.
3. Work Orders – 13 completed this month. 898 completed YTD.

General Manager – Lacey Sauls

1. Violation Status – As of 12.17.25 – 5 Open. 108 Closed.
2. Delinquency Update – As of 12.17.25 – Over 30 days delinquent = \$40,049.00 (28 Owners).
3. Ownership Changes – As of 11/30/25 = 8. 74 YTD.
4. Rec Room Rental – As of 11/30/25 = \$915.00. \$7,965.00 YTD.
5. Employee Injuries – 3 YTD

The meeting was adjourned at 4:34 p.m.



Lanni Johnson
Secretary