

Bella Vista Townhouse Association

Meeting Minutes

April 16th, 2025
10:00 A.M.

Members Present

Connie White – President
Rick Mayes – Vice President
Lanni Johnson – Secretary
Julia Landry – Director
Shauna Geers – Director
Andy McClish – Director
Tom Guarino – 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 4:02 p.m.

Approval of Minutes: Shauna Geers made a motion to approve March 2025 minutes, seconded by Andy McClish. Motion passed 7-0.

Treasurer's Report: Due to the Treasurer's position currently being open, March 2025 financials were reported by General Manager, Lacey Sauls.

- Total Income – \$97,469.55
- Total Revenue – \$105,462.22
- Total Expense – \$82,009.50
- Total Net Income – \$23,452.72

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

Welcome Guests:

1. Kris & Fred Schapp – Drake Court
2. Mary Claire May – Metfield Court
3. Dennis Almquist – Shakespeare II Court
4. Taylor Troutner – Drake Court
5. Stevie Stevens – Brompton Court
6. Diane Bridges – Brompton Court

Issues raised by owners guests included concerns about short term rentals (noise, animal feces, and parking). A request was made by Dennis Alquist that BVTA attempt to partner with the city for better managing of short-term rentals. Mary Clare May voiced frustration with the inability to contact owners of rentals directly when there are issues. Stevie Stevens and Diane Bridges were concerned by the Board decision last month to veto their request of cutting of various tree branches on BVTA common property to allow them better lake views. They suggested the Board revisit the policy, and refine it to allow owners reasonable requests, without compromising the concern for overzealous cutting. Connie White stated the Board would revisit tenant rental issues, as well as revisiting the issue of trimming in the common property areas during a work session in the future.

Monthly Manager's report:

Grounds Maintenance and Facilities – Jim Carman

Staff Update

- 11 Full Time, 2 Part time. An additional part timer to start in May.

Grounds Update

- Grounds Work Status – Moving into warm season activities of weed eating, mowing and planting bushes.
- Maintenance and infrastructure projects
 - Cart shed was re-roofed at Metfield.

- Several infrastructure projects were done in Drake Court. (Cleaning, re-seeding and rocking). Next will be repairing a large broken drainage pipe in Drake Court. Infrastructure work will be slowing down, as summer grounds work picks up.
- Kingsdale Court – Re-rocked portions of court. 2 concrete infrastructure repairs at Kingsdale, replacing failed concrete block walls with poured concrete.
- Bucket loader on tractor has failed, and cost will be \$5000 to repair. Quotes for a new bucket were considerably higher, and our mechanic can do the repairs.

General Manager – Lacey Sauls

1. Violation Status – 9 Open. 27 Closed.
2. Delinquency Update – As of 4.15.25 – Over 30 days delinquent = \$69,211.28 (49 Owners)
3. Ownership Changes – 8 since 4/15/25. 22 YTD.
4. Rec Room Rental – \$2,195 YTD versus \$1,333.24 Budget.
5. Employee Injuries – 0
6. Owner contact information has been updated, indicating which units that are long-term & short-term rentals.

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 – Waiting on Engineering firm's scope of work)
 - Hydraulic Study – Conference call with Southern Engineering, Andy McClish and Jim Carman on 1/27/25. Southern Engineering is going to get us a scope of work, starting with Basildon as the lead project, due to the threat of damaging homes. The new scope will be staged out based on cost factors, so we can better manage the project based on available funds. (Pending)
 - Arrange a meeting with the City, POA and Utility Companies. (Pending – Waiting on Engineering firm's scope of work)

New Business:

1. Southern Engineering Contract Decision – Deferred to a work session
2. Gail Lane Retaining Wall – Kingsdale Court: Andy McClish provided a written proposal with a scope of work, and a site map. The entire project should be \$11,073.60. Motion was made by Tom Guarino, seconded by Rick Mayes to accept the proposal and move forward with the project. Motion carried 7-0.

ACC Applications:

1. 2 Norwood Drive, Haska. New pressure treated deck with stairs and landing under existing deck. 32' x 17'. Motion to approve pending clarification of the steps made by Rick Mayes, seconded by Julia Landry. Motion carried 7-0.
2. 61 Norwood Drive, Dawson. Replace deck back to existing footprint. Will add a new section to the right of stairs, but it will not extend out past current footprint. Motion to approve made by Julia Landry, seconded by Rick Mayes. Motion carried 7-0.

The meeting was adjourned at 5:45 p.m.



Lanhi Johnson
Secretary