

Bella Vista Townhouse Association

Meeting Minutes

May 21st, 2025
10:00 A.M.

Members Present

Connie White – President
Rick Mayes – Vice President
Lanni Johnson – Secretary
Julia Landry – Director
Andy McClish – Director
Tom Guarino – Director

Staff Present

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

Members Absent

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 April 2025 minutes, seconded by Andy McClish. Motion passed 6-0.

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

- Total Income – \$97,902.87
- Total Revenue – \$101,325.23
- Total Expense – \$89,742.05
- Total Net Income – \$11,583.18

Julia Landry made a motion to approve treasurer's report, seconded by Tom Guarino. Motion passed 6-0.

Welcome Guests:

1. Kris & Fred Schapp – Drake Court
2. Darlene Kuda – Brompton Court
3. Nan Haug – Brompton Court
4. Stevie Stevens – Brompton Court
5. Diane Bridges – Brompton Court
6. Jim Ray – Shakespeare II Court
7. Lisa Bettis – Brittany Court

Monthly Manager's report:

Grounds Maintenance and Facilities – Jim Carman

Staff Update

- 11 Full Time, 2 Part time.

Grounds Update

- Grounds Work Status – Due to heavy rain, behind on spraying and weed eating.
- Maintenance and Infrastructure Projects
 - Too wet to work on drain projects. Retaining wall at 55 Nantucket Drive is failing but has been flagged as a high priority for the crew to repair.
- Work Orders – 104 completed this month. 450 completed YTD. Numerous drainage issue consultations.

General Manager – Lacey Sauls

1. Violation Status – 1 Open. 47 Closed.
2. Delinquency Update – As of 5.21.25 – Over 30 days delinquent = \$71,920.28 (50 Owners). Hired a

- new attorney. She should have an update to us on liens and foreclosure at the June meeting.
3. Ownership Changes – 5 since 5/21/25. 23 YTD.
 4. Rec Room Rental – \$345.00 in April. \$2,540 YTD.
 5. Employee Injuries – 1

Old Business:

1. Review of tree trimming policy. The Board revisited the tree trimming policy during a recent work session, following a recommendation to revise the policy submitted by Dianne Bridges, Davis Circle, Brompton Court. After a discussion by the Board at the work session, the Board has decided to keep the current policy in place regarding cutting/trimming trees in the common areas.
2. 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)
3. Gail Lane Retaining Wall (Kingsdale Court) – Board of Directors
 - Bids were obtained, and Big Boyz Construction submitted the bid of \$15,975 total cost for materials and labor, a 2 year warranty, and a start date of about June 4, 2025. Lanni Johnson made a motion to approve bid, seconded by Julia Landry. Motion passed 6-0.

New Business:

ACC Applications:

1. 17 Bayswater Lane, Swenson. Replacing 20'x8' deck, back to same dimensions with pressure treated lumber. Deck was started without permit or application. Per Rick Mayes, rot will need to be addressed, and that will be handled by ACC, as well as permission by adjoining units to proceed. Motion made by Rick Mayes to approve at BVTA level, seconded by Julia Landry. Motion carried.

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



Lanni Johnson
Secretary