

Bella Vista Townhouse Association

Meeting Minutes

June 18th, 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
Shauna Geers – 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 4:01 p.m.

Approval of Minutes: Andy McClish made a motion to approve May 2025 minutes, seconded by Rick Mayes. Motion passed 7-0.

Treasurer's Report: Due to the Treasurer's position currently being open, May 2025 financials were reported by General Manager, Lacey Sauls. Notes: Negative net income reflects purchase of the Steiner mower for \$15k, which was previously approved, and \$5,000 for tractor parts, also previously approved. We are still ahead for the year by \$57,853.33.

- Total Income – \$98,352.98
- Total Revenue – \$102,164.60
- Total Expense – \$103,376.16
- Total Net Income – (\$1,211.56)

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

Welcome Guests:

1. Kris & Fred Schapp – Drake Court

Monthly Manager's report:

Grounds Maintenance and Facilities – Jim Carman

Staff Update

- 12 Full Time, 4 Part time. Recently hired 4 people from a landscaping company that went out of business.

Grounds Update

- Grounds Work Status – Weed eating, spraying, fixing washouts, general clean up after storms.
- Maintenance and Infrastructure Projects - Not much time spent, as summer grounds work is in full swing.
- Work Orders – 58 completed this month. 438 completed YTD.

General Manager – Lacey Sauls

1. Violation Status – 7 Open. 55 Closed.
2. Delinquency Update – As of 6.18.25 – Over 30 days delinquent = \$69,239.28 (37 Owners). New attorney is going after things and currently waiting on 14 defaults. Will have an update on how/when to proceed with foreclosures, liens.
3. Ownership Changes – 33 YTD.
4. Rec Room Rental – \$1,025.00 in May. \$3,565 YTD. Community potluck was \$790.57 and will be paid out of rec-hall income.
5. Employee Injuries – 1 YTD

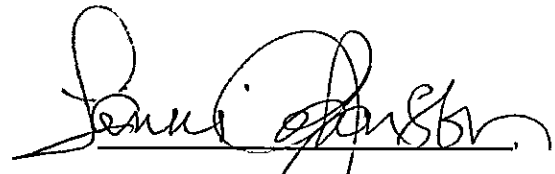
New Business:

1. Basildon Infrastructure Project – BVTA released Southern Engineering from their duties, due to lack of response. Received a proposal from Ozark Civil Engineering with a new scope of work and cost for the Bentley Lane storm drainage project at Basildon Court. The board approved the Due Diligence phase of the Ozark Engineering proposal at a work session at 3 p.m., prior to this meeting, for a cost of \$12,000 plus survey cost. Julia Landry made a motion to approve the due diligence phase and survey, seconded by Tom Guarino. Motion passed 7-0.

ACC Applications:

1. 43 Fairway Drive, Vaughn. Rebuilding deck with pressure treated lumber and extending 12' along the side of townhouse. The new deck will not extend past current rock bed. Adding a pergola that will be approximately 5'x5'. Deck and pergola will match townhome color. Lanni Johnson made a motion to approve, seconded by Julia Landry. Motion passed 7-0.
2. 6 Annette Lane, Pudas. Rebuilding deck back to the same footprint with pressure treated lumber. New deck color will remain the same as original. Rick Mayes made a motion to approve, seconded by Julia Landry. Motion passed 7-0.

The meeting was adjourned at 4:35 p.m.



Lanni Johnson
Secretary