

Bella Vista Townhouse Association

Meeting Minutes

July 16th, 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

Staff Absent

Elizabeth Hall – Office Assistant

The meeting was called to order by President Connie White at 4:02 p.m.

Approval of Minutes: Julia Landry made a motion to approve June 2025 minutes, seconded by Tom Guarino. Motion passed 7-0.

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

- Total Income – \$97,382.47
- Total Revenue – \$104,696.48
- Total Expense – \$84,158.47
- Total Net Income – \$20,537.01

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

Welcome Guests:

1. No Guests Attended

Monthly Manager's report:

Grounds Maintenance and Facilities – Jim Carman

Staff Update

- 14 Full Time, 1 Part time. Have budget to add couple of part timers for the summer. Crews have been instructed to take extra breaks and stay hydrated during hot weather. Residents need to be aware of this.

Grounds Update

- Grounds Work Status – Mowing, weed eating, spraying. More tree work to do. So far, 169 hours spent on storm clean up. 5 trees have been removed, and 11 loads to dump.
- Maintenance and Infrastructure Projects - Gail Lane retaining wall project needs engineer's stamp before moving forward. Andy McClish is coordinating. Chelsea Court has a washout that our team will repair.
- Work Orders – 104 completed this month. 556 completed YTD.

General Manager – Lacey Sauls

1. Violation Status – 2 Open. 73 Closed.
2. Delinquency Update – As of 7.16.25 – Over 30 days delinquent = \$69,111.67 (37 Owners). 24 active liens = \$65,968.67, and 18 possible foreclosures (over \$1,080, or a year in arrears) = \$61,868.17. Lacey Sauls has updated 'late fee' letters, and gave the Board copies of what will now be sent to owners in arrears at 30, 60, 90 and 120 days.
3. Ownership Changes – As of 6/30/25 = 11. 44 YTD.
4. Rec Room Rental – \$170.00 in June. \$3,735.00 YTD. Community potluck was \$790.57 and will be paid out of rec hall income.
5. Employee Injuries – 1 YTD

New Business:

1. Ozark Engineering Update on Basildon Project. Members of Ozark Engineering gave an update on the Basildon runoff project. Jim Carman is managing and directing our crews in cleanup of the runoff path, to allow the engineers to see what actually happens during a rainstorm. The engineers will then be able to formulate a plan for correcting the issue.
2. Truck Interest Rates Update
 - Current Interest Rate = 10.29%
 - Current Payment = $\$796.83 \times 2 = \$1,593.66$

New Interest Rates

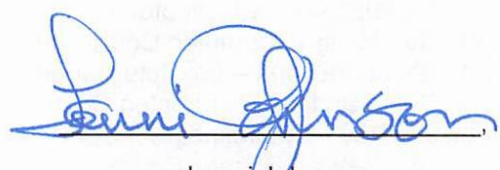
- Unify Financial Credit Union = 5.99%
- Arkansas Federal Credit Union = 3.99%
- Arvest Bank = 8.75%

Rick Mayes made a motion to approve, seconded by Julia Landry, to refinance the trucks through Arkansas Federal Credit Union. Motion passed 7-0.

ACC Applications:

1. 36 Dogwood Drive, Holden. Replace deck back to original size with treated lumber. Will stain brown after lumber dries out, 3-4 months after start date. Changing pickets to black hog wire. Owner would like to change parking area pickets to black hog wire to match, if not allowed, they will keep the original pickets. Rick Mayes made a motion to approve, seconded by Julia Landry. Motion passed 7-0.

The meeting was adjourned at 5:00 p.m.



Lanni Johnson
Secretary