

Bella Vista Townhouse Association

Meeting Minutes

August 20th, 2025
10:00 A.M.

Board Members Present

Connie White – President
Rick Mayes – Vice President
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

Board Members Absent

Lanni Johnson – Secretary
(Julia Landry has Lanni Johnson's proxy and is recording minutes for the meeting)

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

Approval of Minutes: Tom Guarino made a motion to approve July 2025 minutes, seconded by Andy McClish. Motion passed 6-0.

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

- Total Income – \$102,189.32
- Total Revenue – \$107,437.19
- Total Expense – \$93,667.20
- Total Net Income – \$13,769.99

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

Welcome Guests:

1. Kris and Fred Schaap
2. John and Nancy Terrill

Monthly Manager's report:

Grounds Maintenance and Facilities – Jim Carman

Staff Update

- 12 Full Time, 3 Part time. Will be changing to winter hours on 9/2/2025 to 7:00 am to 3:30 pm.

Grounds Update

1. Grounds Work Status – Caught up. Working on infrastructure projects.
2. Maintenance and Infrastructure Projects - More done this month. Working on tree trimming (a lot more to do), working on drainage flue on Dogwood Drive in Drake Court, Basildon drainage project, sidewalks, and working on a stone wall on Nantucket Drive in Drake Court. Installed more security cameras at the shop. Currently down three trucks, and unable to repair them.
3. Work Orders – 71 completed this month. 659 completed YTD.

General Manager – Lacey Sauls

1. Violation Status – 5 Open. 89 Closed.
2. Delinquency Update – As of 8.20.25 – Collected \$30,650.17. Over 30 days delinquent = \$38,461.50 (27 Owners). 15 active liens = \$35,187.50. 7 foreclosures = \$22,882.00. 5 payment arrangements.
3. Ownership Changes – As of 7/31/25 = 18. 53 YTD.
4. Rec Room Rental – As of 7/31/25 = \$1,140.00. \$4,875.00 YTD.

5. Employee Injuries – 2 YTD

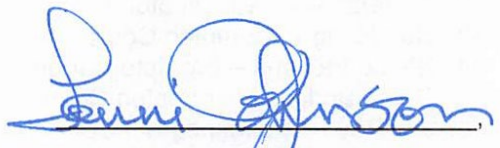
New Business:

1. New Interest CD – Treasurer Tom Guarino looked for agreement from the Board for him and Lacey to approach Arvest Bank with the option of investing more of the Association's money (reserves) in exchange for a lower interest rate for a truck loan we plan on taking out with them.
2. Gail Lane Wall Survey – Director Andy McClish brought the Board up to date on the issues of obtaining a city permit to do repair of the wall at Gail Lane. More discussions will be taking place between the city and BVTA.

ACC Applications:

1. 3 Norwood Lane, Wafford. Extending deck out and adding a window. Rick Mayes made a motion to approve, seconded by Tom Guarino. Motion passed 6-0.
2. 11 Norwood Lane, Street. Install privacy wall on one side of deck. Tom Guarino made a motion to approve, seconded by Julia Landry. Motion passed 6-0.
3. 9 Canopy Lane, Fredrickson. Replacing deck with new composite deck. Rick Mayes made a motion to approve, seconded by Shauna Geers. Motion passed 6-0.

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



Lanni Johnson
Secretary