

Bella Vista Townhouse Association

Meeting Minutes

September 17th, 2025
10:00 A.M.

Board Members Present

Connie White – President
Rick Mayes – Vice President
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

Board Members Absent

Shauna Geers – Director
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 August 2025 minutes, seconded by Andy McClish. Motion passed 5-0.

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

- Total Income – \$98,287.71
- Total Revenue – \$100,823.27
- Total Expense – \$111,586.98
- Total Net Income – (\$10,763.71)

Julia Landry made a motion to approve treasurer's report, seconded by Andy McClish. Motion passed 5-0.

Tom Guarino, Treasurer, stated he and Lacey were to meet with Arvest September 19 to discuss refinancing the two new trucks, which are currently financed at 10.29% with Ally. Tom suggested investing some of BVTA funds into CD's in exchange for a better interest rate on the truck refinance. Julia Landry made a motion to invest up to \$300,000.00 in CD's with Arvest if an interest rate on the refinance could be obtained at 6.50% or less, seconded by Rick Mayes. Motion passed 5-0.

Welcome Guests:

1. John and Nancy Terrill – Kipling Court

Monthly Manager's report:

Grounds Maintenance and Facilities – Jim Carman

Staff Update

- 15 Full Time, 3 Part time.

Grounds Update

1. Grounds Work Status – Working on tree trimming and cutbacks (cutting two to three feet of new growth in areas).
2. Maintenance and Infrastructure Projects - Continue working on the Basildon drainage project, clearing pathway to better observe water flow, per request of Ozark Engineering update 9/3.
3. Work Orders – 33 completed this month. 729 completed YTD.

General Manager – Lacey Sauls

1. Violation Status – 8 Open. 92 Closed.
2. Delinquency Update – As of 9.17.25 – Over 30 days delinquent = \$40,285.50 (29 Owners). 15 active liens = \$36,343.50. 6 foreclosures = \$23,354.00.

3. Ownership Changes – As of 8/31/25 = 3. 56 YTD.
4. Rec Room Rental – As of 8/31/25 = \$425.00. \$5,300.00 YTD.
5. Employee Injuries – 3 YTD
6. CPR / First Aid Training November 12th, 2025
7. Fire extinguishers added to each truck
8. New first aid kits added to each truck

New Business:

1. 3 HVAC bids for system replacement in BVTA office. – Lacey Sauls
 - The Heat & Air Team - \$10,045.96
 - Armor Heating & Air - \$8,458.88
 - George's Heating & Air - \$7,993.50

Andy McClish was able to get the unit running so we are holding off on a replacement at this time.

ACC Applications:

1. 15 Everette Lane, Roat. Rebuilding deck to same specs. Changing to composite and raising the railings from 30" to 36", to comply with current regulations. Railing and posts will be painted to match the townhome. Rick Mayes made a motion to approve treasurer's report, seconded by Tom Guarino. Motion passed 5-0.

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



Lanhi Johnson
Secretary