

Bella Vista Townhouse Association

Meeting Agenda

February 19th, 2025
10:00 A.M.

1. Call to Order – General Manager Lacey Sauls
2. Nomination and Election of President
3. Nomination and Election of Vice President, Treasurer and Secretary
4. Resolution FY25-002 for Registered Agent
5. Resolution FY25-003 for Check Signers of 2025
6. Resolution FY25-004 for Cafeteria Plan
7. Approval of January 2025 Minutes
8. Treasurer's Report for December 2024
 - Total Income YTD = \$1,170,331.74
 - Total Revenue YTD = \$1,224,847.25
 - Total Expense YTD = \$1,062,144.35
 - Total Net Income YTD = \$162,702.90
9. Treasurer's Report for January 2025
 - Total Income = \$99,857.57
 - Total Revenue = \$103,102.73
 - Total Expense = \$103,228.04
 - Total Net Income = (\$125.31)
10. Welcome Guests
11. Monthly Manager's Report

Grounds Maintenance & Facilities – Jim Carman

1. Staff Update
2. Grounds Work Status
3. Update on Maintenance & Infrastructure Projects

Property Manager – Lacey Sauls

1. Violation Status Update
2. Delinquency Update
3. Ownership Change Update
4. Recreation Hall Rental Update
5. Employee Injuries

12. Old Business

1. 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)

13. New Business

1. Director Andy McClish – Permit Presentation
2. Increase Ownership Transfer Fee - \$200.00 to \$225.00. – Board of Directors to Vote

ACC Applications:

1. 31 Davis Circle, Haug. Tree trimming and underbrush removal (lakefront property). Remove 1 evergreen tree.
2. 33 Davis Circle, Adams. Top existing trees by 2' (lakefront property). Trim low hanging limbs. Cut down anything less than 6". Will remove or mulch all trimmings and place back on grounds to help with erosion.
3. 39 Davis Circle, Doyle. Clean and trim up the trees behind townhomes (lakefront property) and cut down anything less than 6".
4. 31 Britten Circle, Bella May Properties, LLC. Repair deck. Replace rotten supports and fascia boards. Will paint to original color after it cures.

5. Adjourn

Next Regular Meeting
March 19, 2025
2 Cora Circle
4:00 P.M.