

Bella Vista Townhouse Association

Meeting Agenda

January 15th, 2025
4:00 P.M.

1. Call to Order – President Connie White

2. Approval of December 2024 Minutes

3. Treasurer's Report for December 2024

1. Total Income = \$97,520.00
2. Total Revenue = \$118,117.08
3. Total Expense = \$137,170.22
4. Total Net Income = (\$19,053.14)

4. Welcome Guests

5. Monthly Manager's Report

Grounds Maintenance & Facilities – James Carman

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

General Manager – Lacey Sauls

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

6. 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 – Met with Sand Creek Engineering and Southern Engineering on 10/30/24. Southern Engineering is taking on the project and is working on a scope of work. (Pending)
- Arrange a meeting with the City, POA and Utility Companies. (Pending – Waiting on Engineering firm's scope of work)

7. New Business

ACC Applications:

1. 2 Estes Drive, Woodward. Rebuild existing deck. No changes, same dimensions and material.
2. 1 Lakeside Drive, Echelmeier. Install 3 windows on west side of house. Will match existing.
3. 10 Lakeside Drive, Hand. Adding sliding patio door and 6' x 10' deck off the back side of house.

8. Adjourn

Next Regular Meeting
February 19th, 2025
Annual Meeting at 9:00 A.M.
Regular Meeting at 10:00 A.M.