

Bella Vista Townhouse Association

Meeting Minutes

January 21st, 2026
4:00 P.M.

Members Present

Connie White – President
Rick Mayes – Vice President
Julia Landry – Director

Staff Present

Lacey Sauls – General Manager
Elizabeth Hall – Office Assistant

Staff Absent

Jim Carman – Grounds Maintenance & Facilities Manager

Members Absent

Tom Guarino – Treasurer
Lanni Johnson – Secretary
Shauna Geers – Director
Andy McClish – Director

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

Approval of Minutes: Board quorum wasn't present so there was no vote to approve.

Treasurer's Report: Board quorum wasn't present so there was no vote to approve.

- Total Income – \$98,260.00
- Total Revenue – \$102,600.91
- Total Expense – \$111,320.55
- Total Net Income – (\$8,719.64)

Welcome Guests:

1. Karen & Don Doyle – Brompton Court
2. Keln Taylor – Drake Court

Monthly Manager's report:

Grounds Maintenance and Facilities – Lacey Sauls

Staff Update

- 12 Full Time, 2 Part time

Grounds Update

- Grounds Work Status – Cleaning court light globes and numbering parking areas has started in Melanie Court.
- Work Orders – 27 completed this month.
- Maintenance and infrastructure projects – Basildon project is still in progress.

General Manager – Lacey Sauls

- Violation Status – 5 Open. 108 Closed in 2025.
- Delinquency Update – As of 1.21.25, delinquency is \$32,903. 23 owners over 30 days.
- 14 active liens = \$31,165 and 5 foreclosures = \$20,512.
- Ownership Changes – 6 in December. 80 YTD in 2025.
- Rec Room Rental – As of 12.31.25 = \$765.00. \$8,730.00 in 2025. Budget is \$8,000 annually.
- Employee Injuries – 0 (2 YTD)

New Business:

- Gail Lane Wall Update – Tabled until work session on 2/5/26.
- Arvest CD Renewal –

ACC Applications:

1. 39 Davis Circle, Doyle. Closing in upper deck only. Board quorum wasn't present so there was no vote to approve. Tabled until 2/5/26 work session.

The meeting was adjourned at 4:25 p.m.



Lanni Johnson
Secretary