

Bella Vista Townhouse Association

Meeting Agenda

June 18th, 2025
4:00 P.M.

1. Call to Order – President Connie White
2. Approval of May 2025 Minutes
3. Treasurer's Report for May 2025
 - Total Income = \$98,352.98
 - Total Revenue = \$102,164.60
 - Total Expense = \$103,376.16
 - Total Net Income = (\$1,211.56)
4. Welcome Guests
5. Monthly Manager's Report
 - Grounds Maintenance & Facilities – Jim 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
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)
 - Arrange a meeting with the City, POA and Utility Companies. (Pending – Waiting on Engineering firm's scope of work)
- New Business
 1. Basildon Infrastructure Project – BVTA released Southern Engineering from their duties, due to lack of response. Received a proposal from Ozark Civil Engineering with a new scope of work and cost for the Basildon project. – Board to approve proposal
- ACC Applications:
 1. 43 Fairway Drive, Vaughn. Rebuilding deck with pressure treated lumber and extending 12' along the side of townhouse. The new deck will not extend past current rock bed. Adding a pergola that will be approximately 5'x5'. Deck and pergola will match townhome color.
 2. 6 Annette Lane, Pudas. Rebuilding deck back to the same footprint with pressure treated lumber. New deck color will remain the same as original.
7. Adjourn

Next Regular Meeting
July 16, 2025
4:00 P.M.