

Bella Vista Townhouse Association

Meeting Agenda

March 19th, 2025
4:00 P.M.

1. Call to Order – President Connie White
2. Approval of February 2025 Minutes
3. Treasurer's Report for February 2025
 - Total Income = \$
 - Total Revenue = \$
 - Total Expense = \$
 - Total Net Income = \$
4. Welcome Guests
5. Monthly Manager's Report

Grounds Maintenance & Facilities – Lacey Sauls

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. CPR Training 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 – 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)

7. New Business

1. BVTA Permit Charges – Director Andy McClish
2. 2024 Compilation Audit – Board of Directors to Approve
3. Steiner Lease – Up at the end of March
 - Buyout = \$13,865.00
 - New Lease = Approximately \$900.00/month. Current payment = \$751.94

ACC Applications:

1. 27 Davis Circle, Stevens. Remove 2 limbs and 2 trees on BVTA property.
2. 3 Canova Lane, Khadem. Stair addition to existing deck on back of townhome.

3. Adjourn

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