

Bella Vista Townhouse Association Meeting Minutes

**March 18th, 2026
4:00 P.M.**

Members Present

Connie White – President
Rick Mayes – Vice President
Julia Landry – Director
Tom Guarino – Treasurer
Steve Miller – Director

Staff Present

Lacey Sauls – General Manager
Jim Carman – Grounds Maintenance & Facilities Manager

Staff Absent

Elizabeth Hall – Office Assistant

Absent

Lanni Johnson – Secretary
Andy McClish – Director

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

Approval of Minutes: Tom Guarino made a motion to approve February 2026 minutes, seconded by Steve Miller. Motion passed 5-0.

Treasurer's Report: February 2026 financials were reported by Treasurer Tom Guarino.

- Total Income – \$98,355.00
- Total Revenue – \$100,678.37
- Total Expense – \$87,700.92
- Total Net Income – \$12,977.45

Welcome Guests:

1. Keith Faber – Drake Court
2. Brenda Saydum – Brompton Court
3. John & Nancy Terrill – Kipling I Court

Monthly Manager's report:

Grounds Maintenance and Facilities – Jim Carman

Staff Update

- 12 Full Time, 2 Part time

Grounds Update

- Grounds Work Status – 1st round of spring cleanup. Started trimming shrubbery.
- Work Orders – 75 completed from month to month. 119 YTD.
- Maintenance and infrastructure projects – Drainage project in Shakespeare I & II and Chelsea Court. Started the parking lot stripping project in Melinda and Brittany Courts. Basildon Court drainage project has been completed for a cost of \$53,689, which includes 616 hours of crew labor, and \$29,290.00 of engineering costs.

General Manager – Lacey Sauls

- Violation Status – As of 3.18.26 – 3 Open. 10 Closed.
- Delinquency Update – As of 3.18.26 – 33 Owners over 30 days delinquent = \$31,572.00.
- Ownership Changes – As of 2/28/26 – 4 MTD. 10 YTD.
- Rec Room Rental – As of 2/28/26 – \$550.00 MTD. \$1,650.00 YTD.
- Employee Injuries – 0

New Business:

- Owner Concern: Per Mr. Faber, steps have been taken by staff to correct the issue.