

Bella Vista Townhouse Association

Meeting Minutes

May 20th, 2026
4:00 P.M.

Members Present

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

Staff Present

Lacey Sauls – General Manager
Jim Carman – Grounds Maintenance & Facilities Manager
Elizabeth Hall – Office Assistant

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

Approval of Minutes: Julia Landry made a motion to approve April 2026 minutes, seconded by Rick Mayes. Motion passed 6-0.

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

- Total Income – \$100,503.72
- Total Revenue – \$103,893.25
- Total Expense – \$92,659.33
- Total Net Income – \$11,233.92

Welcome Guests:

1. Tom Thomas (Contractor)
2. Bev Williams
3. Kris & Fred Schaap – Drake Court
4. John & Nancy Terrill – Kipling II Court

Monthly Manager's Report:

Grounds Maintenance and Facilities – Jim Carman

Staff Update

- 11 Full Time, 1 Part time

Grounds Update

- Grounds Work Status – Tree trimming, mowing, weed eating, spraying, removing dead trees.
- Work Orders – 102 completed from month to month. 334 YTD.
- Maintenance and infrastructure projects – Drain's in Brompton, repeated vandalism in Brompton, and replaced siding on cart shed in Drake court.

General Manager – Lacey Sauls

- Violation Status – As of 5.20.26 – 2 Open. 22 Closed.
- Delinquency Update – As of 5.20.26 – 29 Owners over 30 days delinquent = \$30,201.50.
- Ownership Changes – As of 4/30/26 – 3 MTD. 21 YTD.
- Rec Room Rental – As of 4/30/26 – \$1,045.00 MTD. \$3,230.00 YTD.
- Employee Injuries – 0

New Business:

1. Gail Lane Wall – Tom Guarino, Treasurer:
 1. The city, after the mayor agreeing that the repairing of the Gail Lane Wall is the city's responsibility, has decided not to repair it after all. Tom drafted a lengthy letter outlining the contacts, dates and responses so far on this situation over the past year. His suggestion is to distribute a copy to each city council member as well as the city clerk. Tom will attend the next city council meeting and present the subject, as well as requesting time on a future meeting

agenda to discuss further. This is BVTA's attempt to establish a precedent for additional issues we currently have with the city regarding water runoff from city streets that is impacting BVTA infrastructure. Tom Guarino made a motion to approve the letter and move forward with the process, seconded by Rick Mayes. Motion carried.

2. New CD Rates – Lacey Sauls, General Manager

- Bank of OZK
 - 7 Month – 4.00% APY
 - 13 Month – 3.60% APY
- First Western Bank
 - 3 & 6 Month – 4.00% APY
 - 11 Month – 4.10% APY

Motion made by Julia Landry and seconded by Rick Mayes to move 6-month Arvest CD (398659) in the amount of \$217,357.25 to First Western Bank, when it matures on 6/12/26. The new CD will be for 11 months at 4.10%. Signers on the account will be Lacey Sauls, General Manager, Connie White, President, and Tom Guarino, Treasurer. Motion passed 6-0.

Old Business:

1. Board discussed purchasing two new stand up mowers. Staff has researched, and stand up mowers would be suitable for a variety of BVTA areas. We have 3 staff who are currently experienced with this equipment, and training will be provided to others. Three bids were reviewed, and two could be purchased for around \$20,000. Motion made by Rick Mayes, seconded by Julia Landry to approve the purchase for two machines, but table decision on which to purchase pending getting info on warranties. Motion carried. Warranty info will be sent to each board member, and decision on which bid to accept will be submitted via vote by email.

ACC Applications:

1. 41 Dogwood Drive, Drake Court - Parker. Changing siding from 3 1/2" slats to 2" slats. The siding will not match the neighbors. Color will match original. Motion made by Tom Guarino, seconded by Julia Landry to deny application. Motion passed 6-0.
2. 20 Alyce Lane, Jones. Rebuild deck, add stairs that will extend 4' out from structure, change from wood slats to cable, replace fascia boards. Motion made by Julia Landry, seconded by Lanni Johnson (Rick Mayes abstained) Motion passed 6-0.
3. 9 Harrison Lane, Shakespeare II, Sikorski. Adding 75' x 3' stairs / walkway to access dock safely. Motion made by Lanni Johnson, seconded by Tom Guarino. Motion passed 6-0.
4. 41 Walter Drive, Metfield, McClure. Adding 22' x 22' carport. Will match townhome. Motion made by Rick Mayes, seconded by Julia Landry to approve. Motion carried.

The meeting was adjourned at 5:17 p.m.



Lanni Johnson
Secretary