

MINUTES

BELLA VISTA TOWNHOUSE ASSOCIATION

September 18, 2019

9:00 A.M.

Members Present

Jack Adams
Tom Barber
Johnese Johnston
Marissa Whitfield

Members Absent

Kristy Danna
Ron Johnston
Gail Kapica

Staff Present

David Whittlesey, General Manager
Beverly Schommer, Office Manager

Others Present

3 townhouse owners

The meeting was called to Order at 9:02 a.m. by President Tom Barber. Meeting proceeded with a quorum.

A motion to approve the minutes from the August 21, 2019 Regular meeting was made by Johnese Johnston and seconded by Marissa Whitfield. Motion passed.

Treasurer report was read by Johnese Johnston.

A motion to approve the treasurer's report was made by Jack Adams and seconded by Marissa Whitfield. Motion passed.

President Tom Barber welcomed visitors and thanked them for being here.

New Business:

ACC:

Michael & Debra Wafford, 3 Norwood Lane – Building 24'x10' Deck addition.

Motion to approve the application was made by Jack Adams and seconded by Marissa Whitfield. Motion Carried

Approval of 2020 Annual Assessment Rate increased from \$900.00/yr to \$960.00/yr.

A Motion to approve the 2020 Annual Assessment rate of \$960.00/yr was made by Jack Adams seconded by Johnese Johnston. Motion passed with a unanous vote of Directors present and a proxy vote of two absent Directors.

2020 Annual Budget

A Motion to approve the 2020 Annual Budget was made by Jack Adams, seconded by Johnese Johnston. Motion passed with a unanous vote of Directors present and a proxy vote of two absent Directors.

Adoption of revised Policy Manual.

Motion to adopt revised Policy Manual, made by Jack Adams seconded by Marissa Whitfield. Motion passed with a unanamous vote of Directors present and a proxy vote of two absent Directors.

General Manager's Report

Severe storms the night of August 26th caused widespread tree damage, blocked streets and power outages, primarily in western parts of the City. All townhouse courts had tree debris down and several courts, particularly Drake, Kipling I, Norwood and Shakespeare II suffered many felled trees and limbs from high straight-line winds. More than 15 townhouse properties had roof and/or vehicle damage. Several members of the Townhouse crew have spent a large portion of the last 3 weeks on cleanup and haul-off and contract cleanup is still underway at an estimated cost of more than \$30,000. This is one of the worst and costliest severe weather events to occur in Bella Vista and certainly the Townhouse Association.

Periodic rain and prolonged hot, humid weather have required continuing to mow, weed eat and spray landscape rock beds for weed control on a consistent basis. The final shrub trimming cycle is being completed in conjunction with trimming low tree limbs and clearing internal common areas and court perimeters in preparation for leaf cleanup from mid-October thru December. Winter grounds maintenance hours of 7-3:30 began September 3rd.

The drainage and retaining wall projects on Bentley Lane in lower Basildon Courts are progressing very well and with continued good weather should be complete by early October.

Jack Adams made a motion to adjourn the meeting at 9:20 am, Marissa Whitfield seconded. Motion carried.

Next Regular Meeting
October 16, 2019
9:00 A.M.