

BELLA VISTA HOMES HOMEOWNER'S ASSOCIATION

CPM Board Room Black Oak Drive

1) Call to order, Acknowledge quorum

2) Approval of minutes

- a. Minutes from 11-20-2024 had already been approved & posted.

3) Motions & Voting

- a. 57:05 Ed motion, Joy step down as president & Craig now president with Joy as secretary. Craig 2nd & unanimously approved.
- b. 57:18 Ed motion to appoint Craig to replace Doug Dollard term which will end Annual meeting December 2025. Craig 2nd & unanimously approved.
- c. 58:00 Craig motion, Joy to become secretary. Joy accepted, Ed 2nd unanimously approved.
- d. 1:19:43 Craig motion, refund Ria landscape deposit & allow delay until Carino Lane is stable after land slide. Ed 2nd unanimously approved.

4) New Business

- a. Morgan Butler's demand membership list.
- b. Annual meeting & start election process.
- c. Carino Lane, Craig update status.
- d. The board discussed how to get more homeowner involvement, focus groups.
- e. Homeowners on Zoom discussion with Jeff Brooks, and Morgan Butler

5) For detailed information about our board meeting, please refer to the Transcript and Summary processed by Otter.Ai Meeting software.

Attending: Joy Wright, Ed Guerrero & Craig Hansen, Mark Wilson absent.

Work Session, no Zoom

6:00 to 6:05 Work Session

General greetings between attendees

6:05 to 6:45

Joy, Ed & Craig met. Joy stepped down as president, no Craig + 1 more year

Review & select topics to be discussed during the board meeting

ACC Guideline Changes discuss in the future

Current Request Ria Landscape deposit refund with promise as Carino Lane access problem to her property

Jeff Brooks, Parking violation

Carino Lane, needs discussion now

Syed Hassan QPM mismanagement of funds? Table

Morgan Butlers demands homeowner emails.

At the end of the meeting, someone shares their takeaway

6:45 to 6:50 Open Board Meeting

Joy opens meeting,

Craig explains changes & terms

November minutes were already approved by board via mail and are posted

Zoom viewers' microphones are muted, send questions via Zoom chat.

6:55 to 7:00

Jeff Brooks presents parking concerns.

7:00 to 7:15

Discuss and start election process for new board members

Annual meeting date. Where, library or church above Bella Vista

7:15 to 7:20

ACC Ria refund

7:20 to 7:40

Carino verbal update

7:40 to 7:50

Zoom questions if time allows

7:50 to 8:00

Members take away.