

BELLA VISTA HOMES HOMEOWNER'S ASSOCIATION
March 9, 2026
Location: Medford Library In Person & ZOOM access
7:00 P.M.

At 7:04 p.m. Craig Hansen, BVHOA President called the meeting to order. A quorum was established. Board members present were Judy Henderson, Elizabeth Hamilton & Andrew Wilson on ZOOM. There were 3 Committee chairs present in the room and one on Zoom. There were 3 additional homeowners on ZOOM.

President's Report

Craig gave an overview of the activities and praised all board members for their time and dedication. He encouraged all listening to try to get more homeowners involved. He also stated that this was the first ZOOM meeting managed by the board without AMS involvement. He mentioned that there was an update on the search for a new insurance company for our HOA and details would be covered later in the meeting.

Minutes

The minutes of the January 12, 2026 meeting have been posted on our portal in Draft form for several weeks. The board was asked for any changes needed in the minutes and there being none, the minutes were approved by the President and will be changed on the portal to a final version with no edits.

Treasurer's Report

As Andrew Wilson our treasurer is involved with the Carino Issue and providing subject matter guidance to the board regarding this effort, he was unable to complete AMS Treasurer training so Craig Hansen has continued in this role temporarily. It is hoped that this will transition to Andrew for the April board meeting.

There are still transition issues from the last management company and it is hoped that these will all be addressed for the April board meeting. In general we are on budget in all categories. The January financials are on the portal and the next financial statement will be added when available.

A motion to purchase another CD for 30K was put forward by Craig Hansen and seconded by Judy Henderson. It passed unanimously.

A motion was presented by Liz Hamilton to allow committee chairs, Landscaping, ACC & Carino to access the Board Tab on the HOA portal so that they can handle issues in a more efficient manner Judy Henderson seconded the motion and it passed unanimously.

Committee Reports

Landscaping - Dana Henderson

Water systems are still off and should be activated again in late March or early April. The last Reserve Study was completed in 2019 and Dana has volunteered to Chair this committee to prepare for a new Reserve Study. Andrew Wilson had been discussing the Reserve Study with AMS and he requested that Dana keep him in the loop regarding the planning of the Reserve Study.

ACC - David Swearingen

One building in progress and there are issues with access to Gas. This is being addressed to provide the homeowner with the easement access needed. As this involves a private road, no city permits are required. The gas company will not dig on our private road nor will they dig at all in Bella Vista Homes Area. This will need to be done at the expense of the homeowner requiring access.

A couple of homes are in need of painting and this has been communicated to the homeowner's and will be corrected in an agreed upon timeframe.

Camino Committee - Craig Hansen

The next mediation date is set for May 19, 2026. There is a trial date set for July 20th. It is important to stress that the July date may end up slipping due to our legal system. Our HOA lawyer has recommended that the board consider an Insurance Coverage lawyer. Andrew Wilson is guiding the board as a subject matter expert and will explain the considerations in an Executive Session. The Executive Session is important as it will touch on areas of Attorney-Client privilege that could be important to our case.

At this point in time the board moved into Executive Session for 30 minutes to consider the possibility of hiring a coverage lawyer and to address a collections issue related to one of our homeowners. Non-board members were removed from the meeting and invited to rejoin when the board returned to the regular session. This was done and two members rejoined the meeting.

The following two motions were a result of the discussions that took place during the Executive Session:

1. A motion was presented by Craig Hansen and Seconded by Judy Henderson to engage a coverage lawyer and to set a budget of not to exceed 20K for his services. This was approved unanimously. The hope is that he will be able to work with the insurance company lawyer who is representing us, Bill Davis to get a settlement that meets our needs and falls within our insurance coverage. The lawyer selected was Kyle Sturm.

2. A motion was presented by Craig Hansen and seconded by Judy Henderson to proceed with legal action on one of our homeowners (account number: 145900240) who is behind on HOA dues by a considerable amount. This motion passed unanimously.

A motion was presented by Elizabeth Hamilton and seconded by Judy Henderson to approve a late payments collections policy. It passed unanimously.

A motion was presented by Elizabeth Hamilton and seconded by Judy Henderson to approve a Meeting's Etiquette policy for member participation. It passed unanimously.

The above policies will be posted on our web portal and if any homeowner would like to suggest changes to these documents please contact a board member and make your suggestions. They will be addressed.

Insurance Update

Craig Hansen reported that Charles had located an insurance company that would be willing to enter into further discussions with us. Their initial quote was just under the 5K approved budget. Craig said he and Charles will meet with this company next week to further explore this opportunity. Our current insurance expires in April.

Craig Hansen proposed a motion to adjourn the meeting at 8:36 p.m. It was seconded by Judy Henderson and passed unanimously.

Addendum: The next meeting date will be Monday, April 13, 2026 beginning at 5p.m. Zoom invitations and an agenda will be sent our in advance to all members.