

BVHOA Board Meeting March 12, 2025

BELLA VISTA HOMES HOMEOWNER'S ASSOCIATION

CPM Board Room Black Oak Drive

6:00 Open Annual Meeting with Quorum of Board & 20 Members via Zoom.

- 1) There wasn't a 51% quorum for homeowners, and there were no nominations for board of directors.
- 2) Motion to adjourn the Annual Meeting by Craig, 1st & 2nd by Joy & Mark & Approved.

6:05 to 6:45

- 3) Craig opened the Board meeting.
- 4) Motions & Decisions
 - a. Approved January 29th Minutes. Craig moved, Mark 1st, Joy 2nd and unanimously approved
 - b. Craig made a motion to use Otter.Ai to record Transcript and create Summary.
 - i. Explained the HOA Portal has Transcript, AI Summary by Otter.Ai.
 - ii. Mark 1st, Joy 2nd and unanimously approved.
 - c. Craig appointed Joy to continue investigating Opt-In & Opt-Out Policy for Homeowners information in HOA membership list.

Attending: Craig Hansen, Joy Wright, & Mark Wilson. Homeowners on Zoom 20

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6:00 Call to order Annual meeting with homeowner attendees via Zoom.

- 1) General greetings between attendees
- 2) Confirmation of Quorum Homeowners (54 owners/ 51%) needed to vote: If no quorum is present, we'll move to Close adjourn Meeting and move on to the Board portion of the agenda.

Board Meeting: Call to order.

- 1) Quick overview of tonight's meeting and homeowner participation in Zoom

Board Member Vacancies

- 2) Thank the board for their dedication in starting our HOA
- 3) Election of Board Members
 - a. No nominees came forward to run for Board.
 - i. Are there any nominations?
- 4) What is the Boards next steps?

Old Business

- 5) Past Minutes, explain new Otter. Ai minutes process.
- 6) Homeowner list, sharing.

New Business

- 7) Meeting Decorum Policy
- 8) 2023 Financials
 - a. Legal Fees explained again from Declarant (Cedar Coast) 1st Qt 2024
- 9) Landscape committee
 - a. Update from Dana Henderson
- 10) ACC Committee
 - a. David Swearingen has met with new owners on Camino, and new home construction on East La Strada.
- 11) Carino Lane Committee.
 - a. HOA attorney status
 - i. Wednesday 3/12/2025 we met with Attorney & AGE GC
 - b. Expenses explained.

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12) Homeowners on Zoom Questions

7:50 to 8:00

13) Members take away.