

Bella Vista HOA  
Board Meeting Minutes  
July 20, 2026

- I. **Call to Order:** President Craig Hansen, called the Board Meeting to order at 5:02 p.m., via virtual Zoom. A quorum was present.

**Attendees:** Andrew Wilson, Judy Henderson, Craig Hansen, and David Swearingen.

**AMS:** Samantha Linam – Association Business Manager

**Homeowners' Present:** 11

- II. **Minutes of Previous Meetings Approval** – April 13, 2026, Meeting Minutes were presented for Approval.

**Motion to Approve:** meeting minutes of April 13, 2026, as presented. Seconded. All in Favor. Approved.

**Motion to approve:** to accept the rescinded resignation from Judy. Seconded. All in Favor.

**Motion to approve:** to accept Elizabeth's resignation. Seconded. All in Favor.

**Motion to approve:** to elect David Swearingen to the Board of Directors to fill vacant position. Seconded. All in Favor.

- III. **President Report** – Craig mentioned that he would like AMS to take over as much management duties that AMS can handle to relieve the board of some of the duties. AMS to have the list of goals and the increase in management costs over to the board before the next board meeting.

- IV. **Treasurers Report** – Craig is still acting as treasurer until Andrew can take over treasurer duties. Craig will work with AMS regarding issues with the financial packet. Operating has \$52,944.28. Reserve has \$124,772.18. CD account that matures on September 17, 2026, have \$30,206.58.

**Motion to Approve:** the financial report. Seconded. All in favor. Approved.

**Committee Reports:**

**Landscaping Committee – Dana Henderson** – Landscape vendor has switched to Bumgardner Landscaping July 1, 2026. They have worked on irrigation and shrub pruning since starting. David mentioned that so far, they have been doing a good job. They are working on a proposal to submit by the end of the month for items that US Lawns was supposed to do. They seem to be proactive and communication has been good. Vendor is still trying to get vetted. US Lawns has discontinued one of the irrigation controllers' services that automatically adjusts according to weather conditions.

**ACC – David Swearingen** – The repair and staining of the HOA fencing at the park and on NE McAndrews has been completed. The curb repair on east La Strada to have proper drainage has been completed. The ACC did their annual drive around the community for their lot status report. Lot status issues were reported to AMS. Items reported were home touch up painting, landscaping and/or lot maintenance, and fence staining. Homeowners will be notified by AMS of these reported issues. Notice of the importance of maintaining home values has been sent out. ACC went through documentation and will be submitting forms to AMS to post to portal that the committee would like to keep. Laura mentioned that owners are having issues with getting

the correct fence stain. It was recently mentioned that Sherwin Williams no longer can mix up toasted spice fence stain but that toasted spicy is a close match.

**Neighborhood Watch** – Joanne mentioned that there have been two companies that have been unprofessional about contacting owners regarding marketing of services. One was a landscape company and the other was pest control company.

**Carino** – Andrew provided an update on the Carino, trial has been postponed to November 30<sup>th</sup>. Andrew and Craig were on the phone with both attorneys representing the association. Mediation was not successful. South Ridge has made a motion to postpone the trial and has made new allegations towards the association. Attorneys are prepared for trial. Craig has reached out to the attorneys to request that they draft an update to the community to answer general questions or information that can be shared. Craig mentioned that all decisions that have been made have been through the advisement of the attorneys that represent the association.

**V. Old Business:**

**1. Insurance** – Insurance has been renewed and the COIs have been uploaded to the owner's portal. The insurance binders are not uploaded to the portal. Crime policy is required and insurance has been notified that this policy needs to be started, policy is in the works, and a COI will be posted to the portal once a copy is obtained. Original policy had a combined package that included all the required policy coverages but due to higher risk insurance these are all now in separate policy coverages. Process with AMS for renewal is already in place for 2027.

**Motion to approve:** to post the insurance binder to the homeowner's side of the portal. Seconded. All in favor.

**2. Electronic Notification Resolution** – Electronic Notification Resolution which authorizes notices to be transmitted electronically to members was presented to the board for review and approval.

**Discussion:** Judy asked for clarification on how notifications will be published if owners don't have means of receiving via electronic. AMS stated that notifications can be still mailed upon direction of the board. Owners have the option to opt out of the electronic notifications, and all documents/notices will be mailed to remaining which means that all notifications will be mailed to owners whom opt-out or don't have email addresses on file.

**Motion to Approve:** the Electronic Notification Resolution. Motion seconded. All in favor. Approved.

**3. Fair Housing Resolution** – Fair Housing Resolution which provides Owners with a process for Owners submitting reasonable accommodation requests were presented to the board for review and approval.

**Motion to Approve:** the Fair Housing Resolution. Motion seconded. All in favor. Approved.

**4. Fine and Enforcement Resolution** – Fine and Enforcement Resolution which outlines the process the association will follow when enforcing violations and use restrictions within the community was presented to the board for review and approval.

**Motion to Approve:** the Fine and Enforcement Resolution. Motion seconded. All in favor.

Approved.

**5. Collection Resolution** – Collection Resolution which outlines the process that the association is required to follow when collecting past due assessments was presented to the board for review and approval.

**Motion to Approve:** the Collection Resolution. Motion seconded. All in favor. Approved.

## **VI. New Business**

**1. US Lawns Proposal – Hedge Removal and Replacement** - Management obtained a proposal from US Lawns for the hedge removal and replacement along McAndrews in the amount of \$850.26 for the Board to review.

**Discussion:** No discussion as proposal is null and void due to landscape vendor change.

**2. Lot 29 Service Request** – Owner submitted a service request to have the blackberry bushes cleared and removed that are protruding through the fence into their backyard.

**Discussion:** This was discussed during the update provided by the Landscaping Committee update. The new landscaping vendor is actively working on proposals for items that the previous landscape company was supposed to address.

**3. Acceptance of Board Resignation and Discussion of Vacancy** – Board placed on the Agenda to discuss the received board resignation and discuss the vacancy on the board.

**Discussion:** was held at the beginning of the meeting and motions were made.

**4. Need for Volunteers to Run for Board Positions in November** – Board placed on Agenda to discuss the need for volunteers to run for the Board in November.

**Discussion:** Craig mentioned that there must be three (3) board members to prevent the association from going into receivership. Judy mentioned that in the last twelve (12) years there have been issues with getting homeowners to volunteer on board. Andrew mentioned that volunteer responsibilities and time will be decreased once the Carino lawsuit is completed.

**5. What is the Potential for Receivership and What it Means if there isn't enough Board Members – Cost to Homeowners** – Board placed on Agenda to discuss what receivership means, and the cost associated with receivership.

**Discussion:** AMS explained what receivership is and the costs associated with receivership.

**6. Newsletter Format** – Board placed on Agenda to discuss the newsletter.

**Discussion:** Judy mentioned that she is no longer going to be sending out a newsletter due to controversy over the formatting of the newsletter. If Owners want to know what is going on they will need to attend board meetings and/or review the meeting minutes.

**VII. Schedule for the Next Board Meeting** – October 12, 2026, at 5:00 pm via Zoom. Annual Meeting will be December 7, 2026.

**VIII. Homeowner Forum:**

- Judy asked if any homeowners had any opinions about preferences about in-person meetings are with Zoom only meetings. General consensus was that meeting via Zoom was okay.

**IX. Executive Session:** No executive session was held.

**X. Adjournment** – 6:38 pm