



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON MAY 1, 2019 AT 2:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX 77581.

HOMEOWNER SPEAKER

Charlotte Goza

DIRECTORS PRESENT

Connie Harry, President
Steve Anderson, Treasurer
Ken Wright, Secretary
Billy Potter, Director
Cindy Dutschke, Director
Merlin Mohr, Director

ABSENT

Dianne Clement, Vice President

IN ATTENDANCE

33 Homeowners were in attendance.
Shannon Boogades, Community Manager, Inframark

CALL TO ORDER

Due notice of the meeting having been given and a quorum being present, the meeting was called to order at 2:00 PM by Connie Harry, presiding, and Shannon Boogades recorded minutes.

CONSIDERATION OF MINUTES

Upon a motion duly made and seconded the February 27, 2018 Board Meeting Minutes were approved as presented.

CONFIRMATION OF ELECTRONIC VOTING

There were 2 Electronic Votes to ratify. The first was for the purchase of the new ice machine. The second was for waiving of fees for a resident with extenuating circumstances.

PRESIDENT'S REPORT

- Connie Harry advised the elections outcome. A welcome to Merlin Mohr to the Board. Connie also announced that the 4 members of the BellaVita Board will be Billy Potter, Merlin Mohr, Connie Harry and Ken Wright will be serving on the Villas Master Board as required by Villas Masters by-laws.

OPEN COMMENTS BY BOARD MEMBERS

- None

RESIGNATION OF BOARD MEMBER AND APPOINTMENT OF INTERIM BOARD MEMBER

- Dianne Clement has offered her resignation and Ken Wright motioned for Sandra Talley to be appointed interim Board member to fulfill Dianne Clement's vacated position. Seconded by Steve Anderson and Merlin Mohr, motion carried.

TREASURER'S REPORT

- Treasurer Steve Anderson mentioned the financials for March were \$1500.00 over budget in income however, year to date we are \$6,000.00 over budget. and \$20,000.00 over budget in expenses for March and for the year we are \$37,000.00 under budget. Our current cash balances are \$710,000.00 in Operating and \$613,000.00 in Reserves so the Association is healthy.

MANAGING AGENT'S REPORT/CLUBHOUSE REPORT

- Fire ant poison has been placed around the lake.
- Light Box for Stage light has been taken for repair. One of the Boom microphones has been taken also for review to provide estimate for repair. Both have been repaired and returned.
- Camera install began 3/21/19. A part was on back order. Some parts have come in but completion date scheduled.
- Have had one fence vendor come out to give us a bid for the pool fence, bridge fence, and overlook area replacement.
- Installation of new tile to replace broken travertine in front of ballroom. Resurfacing of travertine throughout the clubhouse.
- Elliptical machine in the weight room repair that was caused by the tv remote getting caught in the mechanism requiring a repair of over \$500.00. This was not covered under warranty because this was user fault not machine defect.
- Ice machine has been replaced.
- Pressure washed sidewalk at gym entrance. Pressure washed Clubhouse building. Pressure washed pool furniture and 2 of the 3 gazebos/pergolas has been completed and the rescue rings.
- Inspections have been completed.
- Had to call plumber to have drains snaked. Drains were backed up in 3 areas.

COMMITTEE REPORTS

- Architectural Committee – Ruth Southard- None Available.
- Awards Committee – Sandra Bornstein – None Available.
- Clubhouse Committee – Sandra Talley – None Available.
- Communications Committee – Nelda Hart – Rory Potter filled in for Nelda Hart – Meetings are the second Friday
- Elections Committee – Cindy Dutschke for Ruth Southard – There were 6 homeowners who ran for 3 positions. Connie Harry, Billy Potter, and Merlin Mohr. There were 307 ballots.
- Facilities Committee – Dorothy Barrera – Facilities has 5 projects going on – 1) the pool; unfortunately it has been longer than necessary due to weather. 2) Camera project missing a few parts and they have been ordered. 3) House painting – ongoing and 69 homes will be done by June. 4) Door Refinishing and 5) Concrete raising for 32 identified trip hazards.
- Finance Committee – Steve Anderson – 2018 Audit is nearing completion and the Committee is investigating investment vehicles for our Reserve funds.
- Grounds Committee – Diane Nicolas – None Available.
- Nature Reserve Committee – Joe Hearn – April 27th was the Nature Trail tour and it had a great turnout with about 30 people. Rusticscapes is doing a great job for the buffer zone which is n between homeowners who back up to the Nature Reserve. They are still shy for funds for the platform and there has been some hiccups with zoning so the new completion target date is some time October, 2019.

ADDITIONAL BUSINESS

Villas Master – Billy Potter – Fence company (Fence Crete) will be out to walk the fences on the Villa Verde, Villa de Este and BellaVita sides. They will contact the homeowners to advise when they will be out. The Villas Masters Board is Butch Sparks – President, Billy Potter – Vice President, Connie Harry is Secretary, and Sal Kahn is Treasurer.

Homeowner Concern Forms – There were a few this month: 1) Resident Steve Mitchell has offered to put together a “Cyber Security” forum for the residents of BellaVita. 2) The front entrance and streets are covered in mud and mildew. When will they be cleaned? 3) Trees – neighbors tree is leaning over on another neighbors home. 4) Dog Run- would like to see a dog run installed.

NEXT SCHEDULED MEETING

- Next scheduled Board meeting May 22, 2019.

EXECUTIVE SESSION

Executive session was called to consider actions involving personnel, pending litigation, contract negotiations, enforcement actions, matters involving invasion of privacy of individual owners, or matters that are to remain confidential by request of the affected parties and agreement of the Board.

RECONVENE OPEN SESSION

- The Board reviewed the collections report. Several accounts were discussed. Motions were made to send personalized reminders from Association Manager for some accounts and for quarterly reminders to be sent from Inframark.
- Liaison’s for each committee were briefly discussed.

ADJOURNMENT

There being no further business, the meeting adjourned at 3:26 PM

Respectfully Submitted,

Shannon Boogades, CMCA, AMLS
Shannon Boogades, Recording Secretary

Cindy Dutschke
Approved, Cindy Dutschke

5/22/2019
Date