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**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON MAY 22, 2019 AT 3:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX 77581.**

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**HOMEOWNER SPEAKER**

None

**DIRECTORS PRESENT**

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

**IN ATTENDANCE**

19 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 3:00 PM by Connie Harry, presiding, and Shannon Boogades recorded minutes.

**CONSIDERATION OF MINUTES**

Upon a motion duly made and seconded the May 1, 2019 Board Meeting Minutes were approved as presented.

**CONFIRMATION OF ELECTRONIC VOTING**

There were 2 Electronic Votes to ratify. The first was for front door payments taken in error. The second was for waiving of fees for a resident with extenuating circumstances.

**PRESIDENT'S REPORT**

- Connie Harry briefly touched on the Hurricane Seminar and discussed phone apps that will assist in weather related concerns. Connie mentioned that the Belle's club has updated their mission statement and by-laws. Connie also responded to the Shanghai players requests to form a club as denied because it does not meet the criteria for a club under Bellavita's current Rules and Regs. Until a formal decision has been made regarding clubhouse hours the Shanghai players are free to play Monday-Thursday during normal extended hours, Sat/Sun with Community Manager approval during regular hours; with Community Manager approval during movie night in June. Final decision to be rendered at June Board of Directors meeting.

## **OPEN COMMENTS BY BOARD MEMBERS**

- Ken Wright mentioned that the landscaping is looking better than it has in a very long time.

## **TREASURER'S REPORT**

- Treasurer Steve Anderson mentioned the financials for April were \$1000.00 over budget in income however, year to date we are \$6,000.00 over budget. and \$9,000.00 over budget in expenses for April and for the year we are \$28,000.00 under budget. Our current cash balances are \$700,000.00 in Operating and \$592,000.00 in Reserves which is down \$25,000.00 but because of the house and doors being painted it has come down.

## **MANAGING AGENT'S REPORT**

- Camera completion has occurred. Bugs are getting worked out.
- Have had two fence vendors come out to give us a bid for the pool fence. I have one bid for the bridge fences and overlook area fence replacement.
- New compressor on a/c unit that was on warranty was installed; appears that there was a power surge of some sort as all of the A/C units have had some type of issue of late. Vendor is checking everything else out to make sure the others are working and in good condition.
- Jeff has pressure washed the tower.
- Return air vents are being replaced throughout the clubhouse. Filters have been completed throughout both buildings.
- Have contacted current pest control company to discuss the current contract however, not having much lunch. Have gone out to bid and have received one bid thus far. I am expecting 2 more.
- Have cleared out more filing by placing the "Getting to know you" forms on the computer. Any pictures that were attached was mailed by staff to residents that still lived here.
- Inspections planned by weeks' end.
- Discussion with a resident regarding the building light at the pool and what is now needed.

## **COMMITTEE REPORTS**

- Architectural Committee – Ruth Southard- None Available.
- Awards Committee – Sandra Bornstein – None Available.
- Clubhouse Committee – Sandra Talley – None Available.
- Communications Committee – Nelda Hart – None Available
- Elections Committee – Ruth Southard – None Available
- Facilities Committee – Dorothy Barrera – None Available
- Finance Committee – Don Jensen – None Available
- Grounds Committee – Diane Nicolas – None Available.
- Nature Reserve Committee – Joe Hearn – None Available

## **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.

Homeowner Concern Forms – There were a few this month: 1) A request for new poker chairs. 2) Pergola concern as resident has metal roof added. 3) Key pad at gate is difficult to see. 4) Trash by lake and when is it picked up? 5) Resident's request for birthday privacy. 6) A resident who was skipped in 2017 was scheduled on 2019 but the scheduled time between paintings got bumped and is not scheduled until 2021.

## **NEXT SCHEDULED MEETING**

- Next scheduled Board meeting June 26, 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.

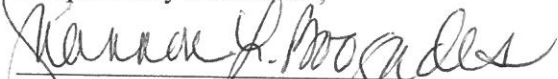
**RECONVENE OPEN SESSION**


- The Board visited with a resident on behalf of the original developer for use of the facilities. Based on current rules and regulations; including Association documents it was determined that the usage did not apply to the requester.
- The Board reviewed delinquencies advised some to go to Attorney some for Community Manager to send letters to and some accounts to be waived due to extenuating circumstances.
- The Board agreed to raise the petty cash amount another \$100.00.

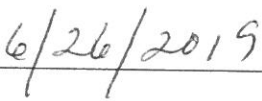
**ADJOURNMENT**

There being no further business, the meeting adjourned at 3:22 PM

Respectfully Submitted,

  
Shannon Boogades, Recording Secretary

  
Approved, Cindy Dutschke

  
Date