



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON JUNE 26, 2019 AT 3:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX 77581.

HOMEOWNER SPEAKER

Geri Brown – Ms. Brown was not present.

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

34 Homeowners were in attendance.
Shannon Boogades, Community Manager, Inframark
Katie Ivanics, Portfolio 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 and Katie Ivanics recorded minutes.

CONSIDERATION OF MINUTES

Upon a motion duly made and seconded the May 22, 2019 Board Meeting Minutes were approved as presented.

CONFIRMATION OF ELECTRONIC VOTING

There were no Electronic Votes to ratify.

PRESIDENT'S REPORT

- Connie Harry mentioned the information with the call box system. She has also mentioned that communication will be addressed. Connie Harry mentioned that the 2020 Budget is underway, Connie Harry mentioned that the seminar entitled "Fraud," and there is no charge for the community. A motion was made to change the clubhouse hours. One dissent and 6 agreements. At the start of the first pay period in July the clubhouse will remain open on Friday's until 10 p.m and the clubhouse will be closed on Sunday unless there are scheduled events. This schedule will be reviews in 90 days- and again at the end of the year to ensure that this schedule is serving the best needs of the community and the staff.

OPEN COMMENTS BY BOARD MEMBERS

- None

TREASURER'S REPORT

- Treasurer Steve Anderson mentioned the dues and interest income for May 2019 were on budget in income. Cap. fee income was over budget. Expenses were slightly under budget. For the month, we had a net positive income of just over \$13,000.00. YTD we are +\$41,000 with some obvious large bills still outstanding, we are still doing well. The Operating Fund (i.e. Checking account) ended May with \$726K. This is an increase of \$26K for the month and \$52K for YTD. The Reserve Fund (i.e. our Savings account) ended May with a balance with a balance of \$553K. That is down \$39K for the month, but up \$8K YTD. Large expenditures for house painting will be complete by next statement, so the fund balance will grow significantly the rest of the year, barring unforeseen expenses. Motion was made to move \$39,773.00 from Operating to Reserves. All in favor.

MANAGING AGENT'S REPORT

- The call box has been damaged twice and has been repaired once – the other part I on order. The person who caused the damage is being addressed by PPD.
- Have had two fence vendors come out to give us a bid for the pool fence, bridge fence, and overlook area replacement. The third bid was a partial.
- Return air vents are being replaced throughout the clubhouse.
- Have gone out to bid for pest control and have received two bids thus far. I have contacted the last company twice but have not heard back from them yet.
- Inspections are planned for the first week of July.
- Have assisted Grounds Committee with tree bids – have 2 and the rain has interrupted the 3rd vendor's visit.
- Harris County has instituted a new procedure for being accepted as a venue for voting. Harris County sent a few people out from the County Clerk's office to measure and ensure that BellaVita is ADA compliant so the Arts/Crafts room can be certified as a voting location. They measured areas in the parking lot as well as door widths for various doors. Upon asking questions I was not able to ascertain much information except that Harris County had new procedures.
- Working with Resident who will be hosting the "Fraud Seminar."
- Trimming some of the lower branches of trees and have taken several trees down that were on the Grounds list as well as 2 trees that were requested in the Nature Reserve.
- Flags for Common area are in a section of the Guard Shack for storage.

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 – Committee has requested that David Purtee be appointed to the Nature Reserve Committee. Motion made and accepted.

ADDITIONAL BUSINESS

Villas Master – Billy Potter – Villa de Este has a party house they are having difficulty with. They are also gathering costs for adding gates to the back of their community.

Homeowner Concern Forms – There were a few this month: 1) The ground is sinking by a fire hydrant. 2) Request for a pool chair lift to be ADA compliant. 3) Adding a vending machine to the pool area. 4) One in which is deemed to be a neighbor to neighbor issue. 5) Thanking Staff for working very hard. 6) Sunday closures 7)

NEXT SCHEDULED MEETING

- Next scheduled Board meeting July 24, 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.

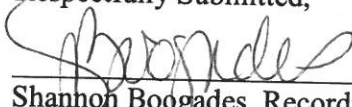
RECONVENE OPEN SESSION

- The Board visited with the Finance Committee Chair regarding water meters. There is one meter that does not service any area in BellaVita but we are paying a monthly charge on this meter. Motion was made to stop service on this meter.
- The Board went over delinquencies and found the report to be cumbersome, The Board requested if there is possibly another format in which could be used.

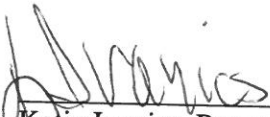
ADJOURNMENT

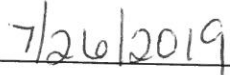
There being no further business, the meeting adjourned at 4:15 PM

Respectfully Submitted,


Shannon Boogades, Recording Secretary


Approved, Cindy Dutschke


Katie Ivanics, Recording Secretary


Date