



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON SEPTEMBER 25, 2019 AT 3:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX 77581.

DIRECTORS PRESENT

Connie Harry, President
Cindy Dutschke, Secretary
Billy Potter, Director
Sandra Talley, Director
Merlin Mohr, Director

DIRECTORS ABSENT

Ken Wright, Vice-President
Steve Anderson, Treasurer

IN ATTENDANCE

15 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 MINUTES

Upon a motion duly made and seconded the August 28, 2019 Board Meeting Minutes were approved as presented.

CONFIRMATION OF ELECTRONIC VOTING

No electronic votes.

PRESIDENT'S REPORT

- Connie Harry mentioned clubhouse closures during Tropical Storm/Depression Imelda and the need to get our staff home safely. She also updated all on the US Mail situation and that during the storm the main post office downtown's roof collapsed. The City of Pearland should be finished with the installation of the new water meters. She advised that the front has new landscaping and would like to thank the Grounds Committee for beautifying that area. This coming Saturday is the Men's Breakfast and the Health Fair in the afternoon sponsored by the CRC. They will include flu shots this year. She also mentioned that National Night Out is Tuesday, October 1st with the Men's Club supplying Burgers and trimmings, and everyone is asked to bring a dish to share. We are in full swing for Mistletoe Market and the Clubhouse will be closed Thursday, October 3rd and Friday, October 4th. October 4th the vendors will be setting up. Mistletoe Market starts at 10:00 a.m. to 4:00 p.m. on Saturday, October 5th.

OPEN COMMENTS BY BOARD MEMBERS

- Billy Potter thanked everyone who came to the Villas Master's meeting on Monday, September 23, 2019. The City of Pearland has issued a citation to the party house and since then there have been no more parties.

TREASURER'S REPORT

- Since Steve Anderson, Treasurer was absent; Merlin Mohr was asked to give the Treasurer's Report. Total income for August was about \$3,800.00 over budget. Expenses for August were about \$41,000.00 under budget which gives a net income for the month of almost \$45,000.00. Unfortunately, the landscaper bill came in too late in August to be paid, so we will be paying both in September. This accounts for \$35,000.00 of the \$45,000. Our operating fund ended August with a balance of \$724,000.00, which is up \$33,000.00 from July. Our reserve fund ended August with a balance of \$633,000.00, which is up \$26,000.00 from July. For those who remembered last month's approval to transfer \$400,000 from the Operating fund to the Reserve Fund; the transfer did not go through until shortly after the first of the month so it will show up on the financial statement until next month. All things considered, the BellaVita HOA is financially sound and stable.

MANAGING AGENT'S REPORT

- Pulled all water bills from Sept 2018 – August 2019 and well water permit renewal form for our Lake Management company. They are maintaining the well water permit for us. Also received the 2020 contract; there is no increase in price. Requesting Board approval. A made a motion to accept Manager request and seconded and all in favor.
- Tested the 911 call box in the gym and it works perfectly.
- A hole in the pipe that feeds the stream had to be repaired.
- Entry mat by ballroom entry door has been pressure washed. But I am sure with the rain it will probably need it again soon.
- HUD Survey statistics are underway. Received boxes from storage.
- The railing around the front fountain has been replaced. This was paid for from an insurance claim.
- Received a bid for repairing the clubhouse roof (\$2,218.00). Requesting Board Approval. A motion was made to accept Manager request and seconded; all in favor. This was the previous spot in the kitchen that was addressed in 2017. We will need to have them look at the computer room as well.
- Parking lot timers have been changed.
- Changed the GFI outlet for the sprinklers at the guard shack.
- Trimmed minor trees; a few branches in the walkway.
- Inventory is still ongoing.
- New Handicapped, a No Tailgating sign and the address sign for the Pool area have been purchased. All have been installed except the address sign at the pool.
- A new speaker has been installed at the pool since one was broken.
- The A/C unit in the Manager's office and the computer room has a broken compressor; this is on order and will take 3 -5 days for delivery and installation.
- Received bid for a new gear box and motor for left exit gate. (\$1,538.89) Requesting Board approval. A motion was made to accept Manager's request and seconded; all in favor.

COMMITTEE REPORTS

- Architectural Committee – Ruth Southard- None Available.
- Awards Committee – Sandra Bornstein – None Available.
- Clubhouse Committee – Karen Bishop – Marjorie Parham gave report recommending the change in cleaning companies; explained all 3 bids and why Property Services was chosen. A motion was made to accept Committee recommendation and seconded; all in favor.
- Communications Committee – Nelda Hart – None Available
- Elections Committee – Ruth Southard – None Available
- Facilities Committee – Dorothy Barrera – None (majority in Manager Report)

- Finance Committee – Don Jensen – Gave Budget Presentation and recommended to Board to accept balanced budget. A motion was made to accept the recommendation and seconded; all in favor. The Finance committee would like to propose that we review the Reserve Study again. Recommending that should be done every 2 years.
- Grounds Committee – Diane Nicolas – None Available.
- Nature Reserve Committee – Linda Kuhn – None Available

ADDITIONAL BUSINESS

Villas Master – Billy Potter – Villas Master’s has approved the budget, as mentioned before the party house has had a citation issued and the Master’s will need to have a homeowner forum including all 3 communities. Date to be determined.

Homeowner Concern Forms – Cindy Dutschke, one asking if the ARC committee can choose one color stain for the community and have that approved. One is asking if the Board can revisit floats in the pool and one asking to clean the white covered patio cover at the pool.

NEXT SCHEDULED MEETING

- Next scheduled Board meeting October 23, 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 -SUMMARY

- There were several accounts discussed regarding moving forward with Final Demand Letters and transferring to the attorney. Several accounts will receive Reminder notices.

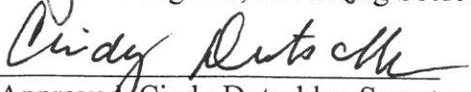
ADJOURNMENT

There being no further business, the meeting adjourned at 4:02 PM

Respectfully Submitted,


 Shannon Boogades, Recording Secretary

10/23/2019
 Date


 Approved, Cindy Dutschke, Secretary