

BellaVita at Green Tee Homeowners Association
2012 Annual Meeting



2012 Annual Meeting



Agenda

BellaVita Annual Homeowners' Meeting March 28, 2012, 7 p.m.

Call to Order by President

Ron Gerlach

Approved 2011 meeting Minutes

- The annual meeting minutes of March 30, 2011 were approved by the HOA board following that meeting and published on the BV web site.

Treasurer's Report

David Dommert

State of the Association

Ron Gerlach

- Committees of the Board
- Special comments about the Nature Reserve

Ron Gerlach

Larry Alvarez

Awards Committee Appreciation Event

Ruth Southard

Villas Master HOA Information

Ron Gerlach

Election Report

Carol Barber

Recognition of Board service

Emma Deatherage/Rod Simpson, AMI

Adjourn & Social

Elections Committee



Treasurers Report for 2011

- Balance Sheets
- Revenue & Expenses
- 2012 Budget Expenses
- 2012 Capital Budget

Balance Sheet

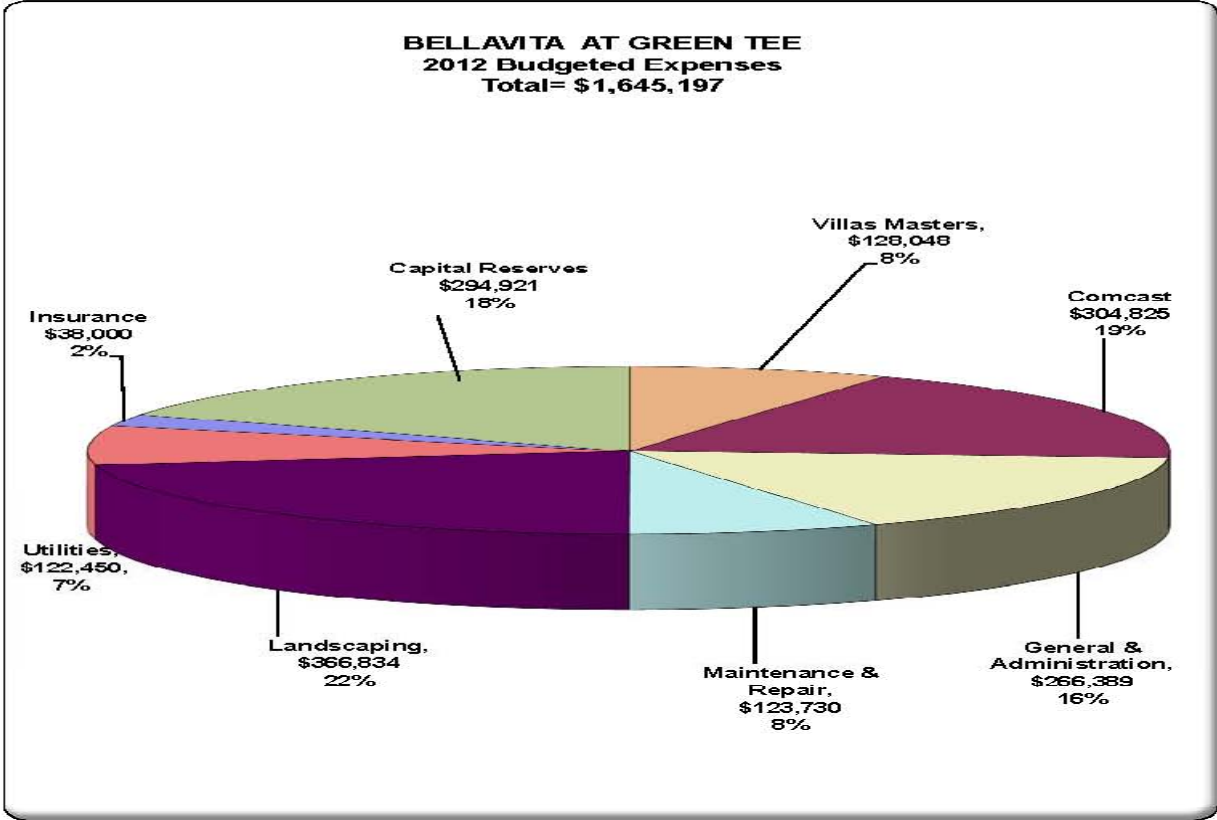
	<u>12/31/2011</u>	<u>2/29/2012</u>
Assets		
Operating Fund:		
Checking & petty cash	\$ 216,961	\$ 270,734
Certificates of Deposit	<u>231,833</u>	<u>231,833</u>
Total Operating Fund	<u>448,794</u>	<u>502,567</u>
 Reserve Fund:		
Checking	452,392	472,530
Certificates of deposit	<u>724,135</u>	<u>724,135</u>
Total Reserve Fund	<u>1,176,527</u>	<u>1,196,665</u>
 Other Assets		
	<u>39,338</u>	<u>41,920</u>
Total Assets	<u>\$ 1,664,659</u>	<u>\$ 1,741,152</u>
 Liabilities		
Operating Fund	\$ 412,764	\$ 463,866
Reserve Fund	1,176,527	1,196,665
Other Liabilities	<u>75,368</u>	<u>80,621</u>
Total Liabilities	<u>\$ 1,664,659</u>	<u>\$ 1,741,152</u>

Revenue & Expenses

	<u>2011 Actual</u>	<u>2012 Budget</u>
Revenue		
Assessment	\$ 1,435,400	\$ 1,609,278
Closing Fees	33,000	25,500
Other	<u>40,596</u>	<u>26,950</u>
Total Revenue	<u>1,508,996</u>	<u>1,661,728</u>
Expense		
Unit Exp	831,423	899,912
Adm. Exp	117,565	125,596
Clubhouse Exp	340,304	398,910
Common Grounds	<u>179,510</u>	<u>220,779</u>
Total Expense	<u>1,468,802</u>	<u>1,645,197</u>
Surplus	\$ 40,194	\$ 16,531

2011 Budgeted Expenses

Villas Master	128048
COMCAST	304825
G&A	266389
M&R	123730
Landscaping	366834
Utilities	122450
Insurance	38000
Capital Reserves	<u>294921</u>
	1645197



Capital Budget 2012

Sidewalk Repair	\$10,000	
Curb Repair	\$2,000	
Street Repair	\$15,000	
Entry Gate Motor Replacement	\$7,000	
Sprinkler System Repair Common	\$3,000	
Sprinkler Residential Controls	\$6,000	
Residential Door Maintenance	\$32,500	
Residential House Painting	\$99,015	
Clubhouse AC Replacement	\$75,000	
		Beginning Balance \$1,150,000
Clubhouse Water Heater	\$1,200	
Exercise Equipment Replacement	\$6,000	Reserves Added \$294,921
Pool & River Pumps	\$4,000	Less Expenses (\$477,715)
Pool Filters	\$12,000	Interest \$9,672
Pool & Spa Replaster	\$46,593	<hr style="width: 100%;"/>
Clubhouse Ice Maker Replacement	\$4,000	Ending Balance \$976,878
Clubhouse Microwave Oven Replacement	\$1,000	
Clubhouse Refrigerator Replacement	\$1,000	
Clubhouse Window Coverings	\$3,500	
Pool Deck Repair	\$56,407	
Roof for Pool House	\$11,000	
Additional Lighting Around Pool	\$14,000	
Sales Office Furniture	\$8,000	
Sales Office Renovation	\$12,000	
Insurance Deductible	\$44,000	
Spa Heater	\$3,500	
	<hr style="width: 100%;"/>	
Total	\$477,715	
	<hr style="width: 100%;"/>	

State of the Association

- The Board believes that the state of BV HOA finances are very good.
- Three Board Task Forces worked on sales office utilization, policies updates, & bylaws update.
- The CY2011 strategic planning workshop was successfully conducted with both committee & club chairs in the day long session.
- The first section of the sales office is used by BV HOA Committees & Board which allows the A&C room to support more activities .
- The HOA major documents were updated to incorporate the 2011 Texas HOA law changes.
- Your Board worked diligently to obtain approval for the Dixie Road city water interconnect & it is nearing completion.
- About 590 of 616 planned homes are occupied & Village Builder projects that construction will be complete this year.
- The **12** committees support the board with over **120** volunteers, are well organized & provide immeasurable support to the community. A committees chair mtg. occurs each Quarter.
- Over **24** Social clubs & organizations excel in activities & support to the community.
- Our management Co., **AMI** provides significant day-to-day support to the board & provides bulk contract advantages with cost savings.
- The Club BellaVita staff of 5 employees provide exceptional service to BV.

BellaVita Staff



Jeanette Wright



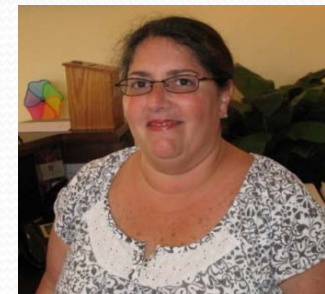
Nancy Triggs,
Manager



Steve Wynn

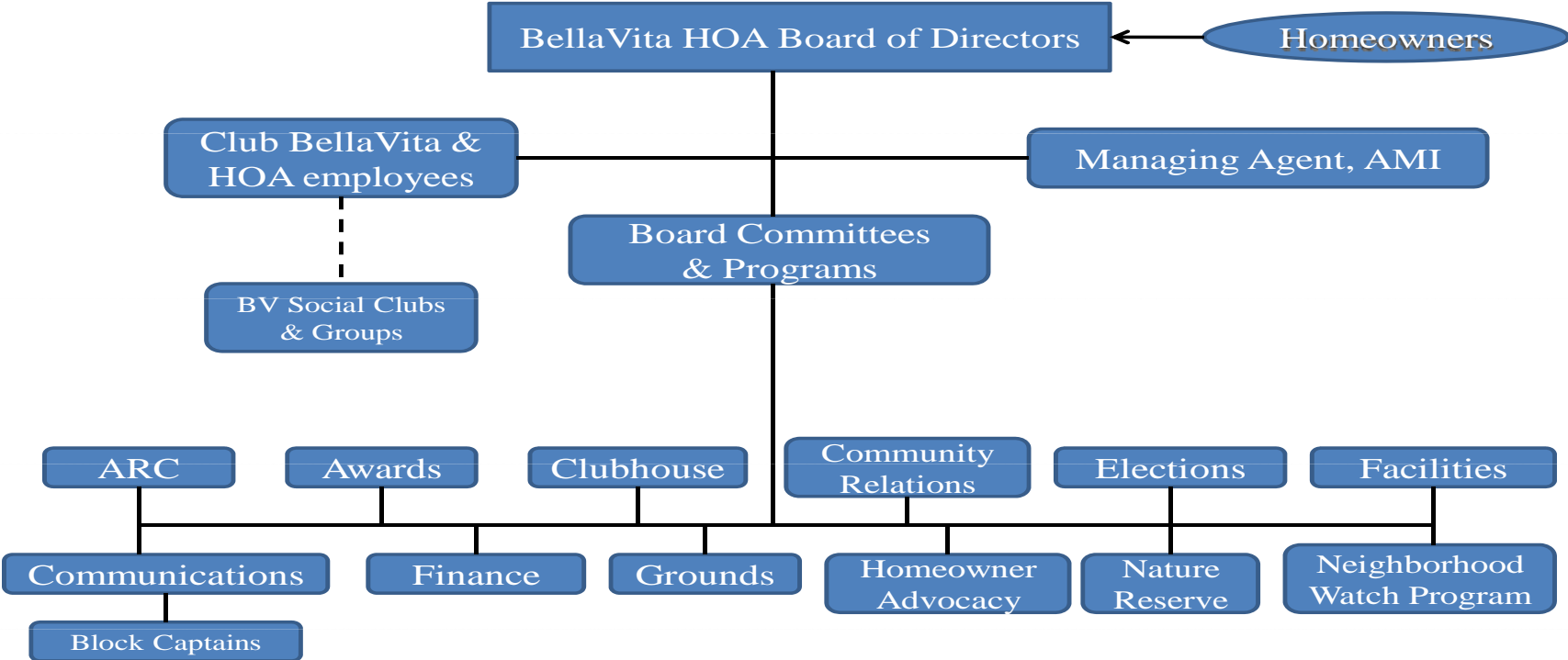


Judy Taylor



Debbie Burke

BellaVita HOA Organization



3/26/2011

Architectural Review Committee

- Jim Moore, Chair
- Anita Barner
- Tony Nicolas
- Tom Rohwer
- Ruth Southard
- Don Talley
- *Board contact: Bill Burdick*

ARC Major Activity

- Updated ARC guidelines for the new Texas HOA laws.
- Revised guidelines for hurricane shutters & incorporated them into the ARC guidelines document.
- Reviewed many ARC requests for improvements to homes and properties.
- Dispositioned many residents' appeals and consulted with AMI on several applications which resulted in an AMI approval and thus avoided possible appeals.

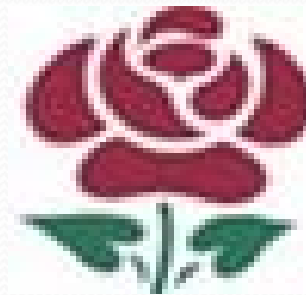
Awards Committee

- Ruth Southard, chair
- Mary Ellen Henry
- Sandra Jones (2012)
- Jean O'Neil
- Gail Stover
- Board Contact, Ron Gerlach*

Volunteer Recognition



Lanyard



2011

Lapel pin

Volunteer Appreciation Event



Friday, March 30 at 7 pm

Awards Committee major activity

- Managed board & committee awards.
- In 2011 provided special recognition to the developer for the pristine parkland Nature Reserve gift.
- Administered the Board corporate Christmas card distribution.
- Developed the BellaVita **Rose** Award which is the highest award presented by the BellaVita Homeowners' Association. It was developed to recognize efforts by a resident or non-resident who contributed significantly to the community.
- **ROSE Award**
- **Recognition Of Serving Extraordinarily**
- **CRITERIA For Award.** During the calendar year 2012, the nominee generated novel, creative, valuable idea/solution/project that directly benefitted & improved the entire BellaVita community and/or community life. Exhibited extraordinary efforts above and beyond normal operations.

Clubhouse Committee

- John Rodriguez, chair
 - Karen Bishop
 - Sheldon Maxwell
 - Mike Sanders
 - Barbara Gorman, Community Librarian
 - Nancy Triggs, Ex-Officio
 - *Board contact: Cris Barrera*
- Jack Lauber
Marjorie Parham
Lloyd Lambert, Fitness area consultant
Carol Grisanti, Librarian

Clubhouse Committee Major Activity

- New entrance door installed in the A&C room with financial support from the four clubs.
- New plantation shutter window coverings installed in the front windows.
- Expanded the library shelving and managed the continuous flow of books, magazines, CD's and tapes into the library.
- Worked with staff to integrate the computer room printing into the staff printer.
- Updated the BV Rules & Regulations document to include all BV common property.
- Repaired & upgraded equipment in the exercise room.
- Clubhouse storage capabilities review is in process.

Communications Committee

- Thordean Campbell, Chair
 - Sarah Barnett
 - Connie Harry, BellaBuzz production manager
 - Kelley Paterno (2011)
 - Bob Stockinger
 - Nancy Triggs, Ex-officio
 - *****Additionally, the 40 plus block captains support this committee*****
 - *Bill Burdick, Board Contact*
- Janice Jensen
Barbara Quinn
Dotty Raines
Marc Wormser


Communications Major Activity

- BV Documents and Forms management support & web site information.
- Participated in developing the BV Pictorial Directory with copy to all homeowners.
- Homeowner Computer Training - BellaVita Web Site.
- New “BellaBuzz” newspaper initiated and issues distributed Quarterly.
- Maintained and directed the Block Captain system for deliveries to homes.
- Supported the “National Neighbors Night Out” at BV.
- Support to the new “IRIS” communication system implementation.

Club BellaVita - Windows Internet Explorer

http://club-bellavita.org/home.html

abc13.com: Hous... Google Club BellaVita Gmail Inbox (1)... Comcast.net: Ne...




Club BellaVita

the beautiful life for active adults

- Home
- New Home Information
- AMI - Property Management
- Mistletoe Market
- Hurricane Info
- Residents

BellaVita at Green Tee combines the ultimate in luxury living with the beauty of relaxation. You'll enjoy a selection of exquisite home designs, a Mediterranean-style clubhouse with numerous activities, events and organizations and a great Pearland location in the center of it all. It's a beautiful life for active adults.



BellaVita Clubhouse

BellaVita Pool

www.club-bellavita.org

Done

start

Inbox - Mic... 1 Reminder President's ... Microsoft P... Club Bellavi... Microsoft E... Microsoft E...

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Community Relations Committee

- Carol Barber, Chair
 - Nancy Alexander
 - Billie Velazquez
 - Jim Gorman, Consultant for external relations
 - *Board contact: John Devereux*
- Jan Dow
Pam Weiner (2012)

Community Relations Major Activity

- Reviewed and revised the New Resident Handbook & Developed “BellaVita Quick Glance” an informational sheet to supplement the Handbook.
- Conducted new resident visitation and supported resident survey.
- Updated and distributed the hurricane information pamphlet and conducted forum on preparedness with support from the local National Weather Bureau speaker.
- Conducted “Saturday Talks” information forums on Life topics.
- Kept homeowners informed about local political activity & elections.
- Working to develop a fact sheet for real-estate agents.

Elections Committee

- Carol Barber, Chair
 - John Kaltenbach
 - Joyce Wormser (2011)
 - *Board Contact: John Devereaux*
- Gene Reddell
Sheldon Maxwell (2012)

Elections Committee Major Activity

- Managed & coordinated the election process & supervised the election.
- Conducted two election candidate forums for homeowners.
- Planned, organized and held the HOA Annual Reception.
- Developed & received Board approval for the plan to convert the 3 year director terms to 2 years.
- Certified the 2011 HOA Election.

Facilities Committee

- Fred Fargo, present 2011-2012 chair
- Dennis Akkola, (Early 2011 chair)
- Benny Frank
- Lyle Ganucheau
- Ron Lauve
- Kelley Paterno (2011)
- Bob Paterno
- Billy Potter
- Bob Stockinger
- Roger Valdez (2011)
- James Warner
- Dorothy Barrera-Consultant for contract development
- Nancy Triggs, Ex-Officio
- *Board contact: Ron Gerlach*

Maintaining our Facilities

- Contracted for air conditioning maintenance, pool maintenance & repair, door refinishing, exterior house painting & water quality analysis.
- Researched wood & wrought iron fence specifications of Heritage Grand subdivision . Managed Task Force to develop concept & specifications for future fence planning.
- Developed the bid specifications for pool repair & upgrades. Contractor Miller Pools was selected from the 3 bids received.
- Conducted review of needed street & sidewalk repairs.
- Oversaw:
 - Wood & Metal fence repairs.
 - Door refinishing & house painting.
 - Clubhouse A/C maintenance.
 - The outside contractor water quality analysis and Pearland city joint analysis.
 - Work with city for the new Dixie Rd. water interconnect & the “lost manhole”.
 - Lake sidewalk repair.

Finance Committee

- *David Dommert, Chair & Board contact*
- Jean Buchanan
- Fred Fargo
- Margo Green
- Carol Grisanti (2012)
- Pam Holloran
- Lee Molloy
- Jim Thompson
- Hanna West (2012)
- Tom Green-Consultant for Insurance



Financial Committee Major Activity

- Worked with auditor and AMI for 2010 financial audit.
- Worked with Directors and committees to update budgets & reserve funds plans.
- Coordinated budget development and reserve study for 2012 budgets and hosted 4 workshops on the 2012 budget.
- Analyzed insurance types and policies & made recommendations for value & coverage update.
- Worked with the Board on repair & replacement cost analysis.
- Reviewed monthly financial information & made recommendations to board.

Grounds Committee

- Becky Spedden, Chair
 - Larry Alvarez
 - Donna Ferreri (2011)
 - Diane Nicolas
 - Ted Dombrowa, Rose consultant
 - Board Contact: Elizabeth Woods
- Dorothy Darden
Sybil Hewitt
David Winchell

Common Property & Homeowner Yard Maintenance

- Continued clubhouse grounds plantings rework & improvement including concept to reduce cost of plantings by using more native plantings and less annuals.
- Managed the Houston Lawn contract.
- Worked with Houston Lawn to correct areas needing sprinkler system changes to optimize water usage.
- Worked with Houston Lawn for common grounds and homeowner landscape & mowing maintenance.
- Reviewed common area trees & shrub status & contracted for removal of dead items.
- Coordinated grounds contract review & bidding process. Recommended Houston Lawn from 3 vendors.

Homeowners Advocacy Committee

- Carol Dyson, 2011-2012 chair
- Ann Weiss (early 2011 chair)
- Sylvia Martin
- Jack Kirkpatrick
- *Board Contact: David Dommert*

HAC Support to Homeowners & Board

- Assisted homeowners to work through the ARC approval process.
- Published information articles, “Did You Know” in the BellaVita newsletter.
- Reviewed the weekly AMI MaxTrac Service Request List & met with AMI and the homeowner to resolve the issues with homeowners.
- Worked with AMI to improve interaction with the homeowners relative to covenant & ARC violations.
- Worked with the policy task force to develop the policy for covenant (deed restriction) compliance.

Neighborhood Watch Program

- Bob Stockinger, Program Manager
 - Paul Chapdelaine
 - David Kittelson
 - Shelton Maxwell
 - Donald Velazquez
 - *Board Contact-Bill Burdick*
- Tony Del Sardo
Gene Reddell
Roger Valdez

NWP Supporting the Community

- Working with Pearland Police Department & the BV Community Relations Committee.
- Weekly newsletter articles on homeowner involvement in neighborhood activities & safety around the home.
- Oversight & recommendations of signage for streets & recommendations to board.
- Supported the Mistletoe Market operations.
- Developing NWP group planning to provide emergency support to the HOA.
- Several residents completed the Pearland Policy Academy training class this year.



Nature Reserve Committee

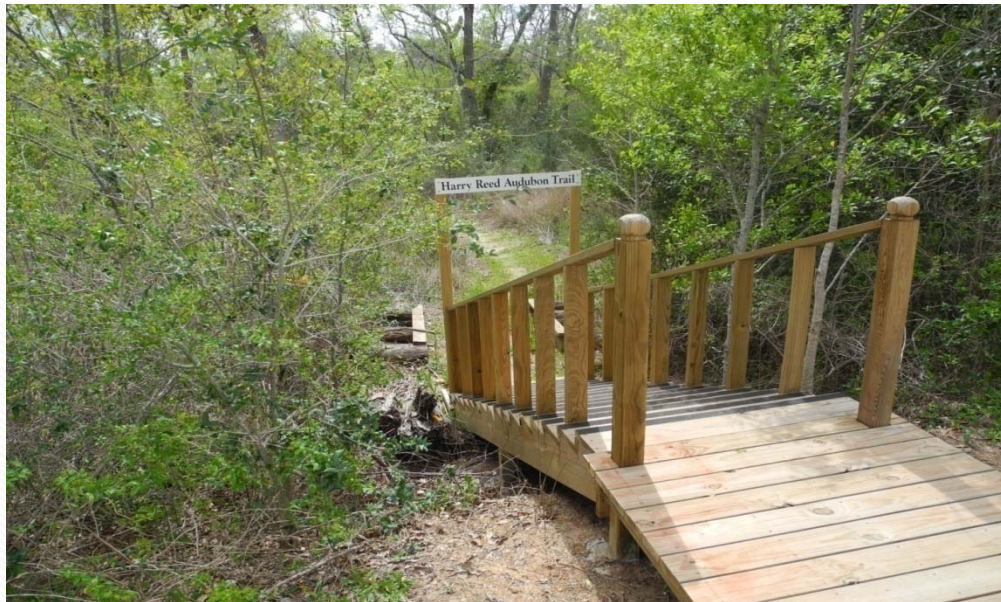
- Larry Alvarez, Chair
 - Dorothy Darden
 - Wayne Johnson
 - Marjorie Parham
 - David Southard
 - David Winchell
 - *Board Contact: Dorothy Darden*
- | |
|------------------|
| Bob Dennett |
| David Kittelson |
| Charles Parham |
| Michael Stelling |

Nature Reserve Major Activity

- Maintained the trail for homeowners enjoyment and conducted homeowner tours.
- Maintained the clubhouse Nature Reserve bulletin board.
- Maintained trail markings & cleared large fallen trees from trail & built some water crossings.
- Worked to synchronize the existing trails and the planned “Harry Reed Audubon Trail” .
- Worked with Veterans to develop the new trail entrance stairs.
- Analyzed the Corps of Engineers plan for rework & rerouting of Clear Creek and along with the board & some homeowners, officially objected to the US Army Corps of Engineers proposed elimination of a major portion of the NR and met with the Corps.
- Committee thanks the homeowners for submitting comment forms to the Corps.

Harry Reed Audubon Trail Entrance

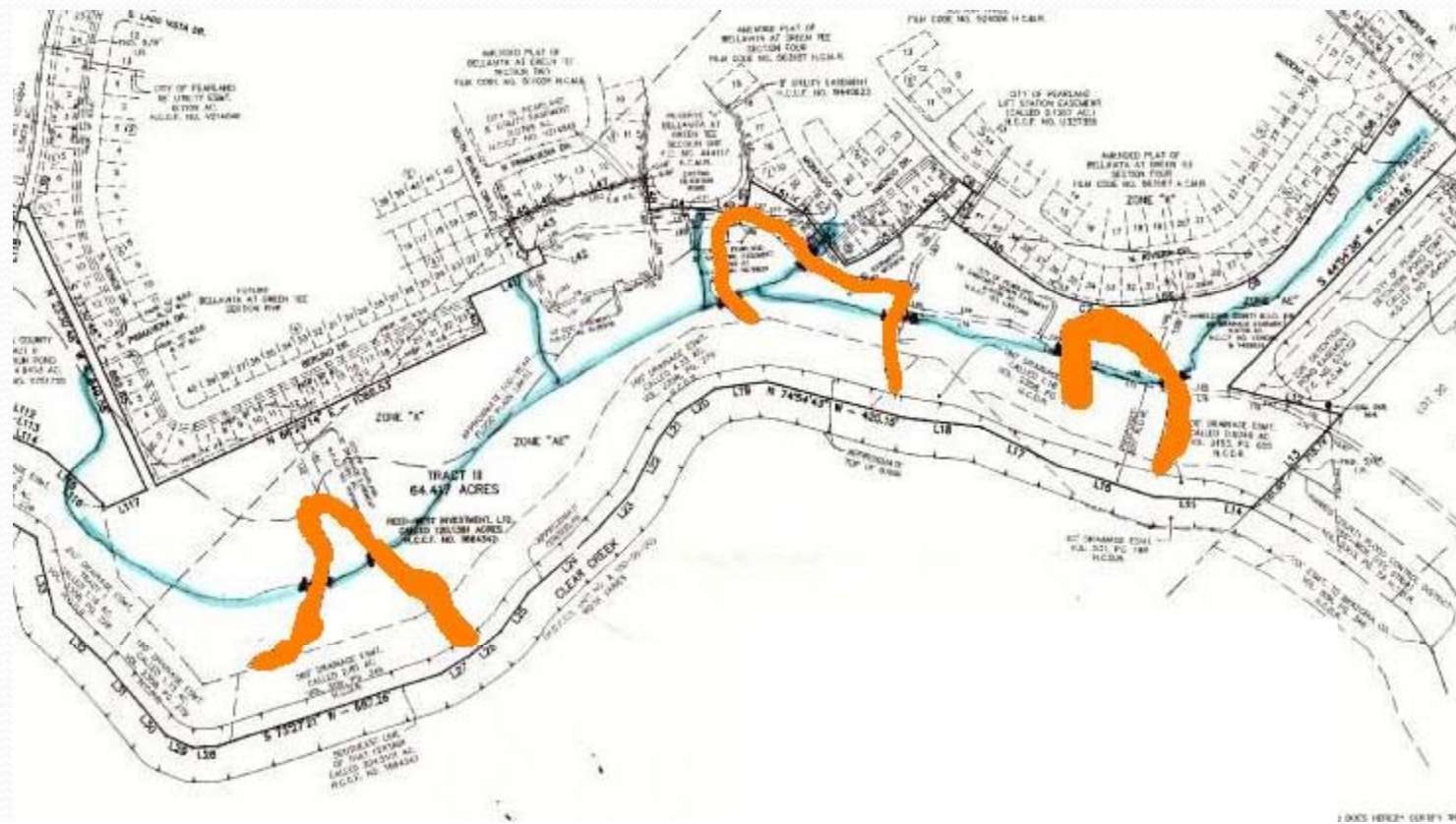
The Veterans designed, bought, and installed stairs at the lower end of the lake for the Harry Reed Audubon Nature Reserve trail entrance.



Nature Reserve Corps Plan Comments

- ***Update on issue by NR Chair, Larry Alvarez.***
 - It appears that the Army Corps of Engineers are intending to dredge out an extensive amount of our Nature Reserve property to provide retention ponds, down about 20 feet.
 - Their plan shows them taking the property within the oxbow areas.
 - The yellow boxes show the area to be changed to creek level lakes.
 - Look how close that would put the creek to our houses.
 - These oxbow lakes are part of the BV retention for storm water. What happens to our water runoff if they disappear?

Nature Reserve OxBows





Villas Master HOA Information

- The BV HOA is part of the master community, Villas Master Association (VMA) which also includes Villa Verde and Villa D'Este subdivisions.
- BellaVita provides 4 Directors from the BV HOA to the VMA Board to serve along with the 4 directors from the other two subdivisions. Our directors are:
 - John Devereux, president of VMA
 - Bill Burdick, treasurer of VMA
 - Dorothy Darden, Director
 - Ron Gerlach, Director
- The VMA annual meeting will be April 18, 2012 in the BV Ballroom.

Agenda

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