

BellaVita at Green Tee Homeowners Association  
2013 Annual Meeting



# Agenda

## BellaVita Annual Homeowners' Meeting March 27, 2013, 7 p.m.

|  |                    |
|--|--------------------|
| Call to Order by President   | Ron Gerlach        |
| Approved 2012 meeting Minutes  |                    |
| <ul style="list-style-type: none"><li>The annual meeting minutes of March 28, 2012 were approved by the HOA board following that meeting and published on the BV web site.</li></ul> |                    |
| Treasurer's Report   | Lee Molloy         |
| Villas Master Association relationship   | Ron Gerlach        |
| State of the BellaVita Association   | Ron Gerlach        |
| Recognition of Board service   | Laura Bradley, AMI |
| New 2013 Board Members   | Ron Gerlach        |
| Awards Committee Appreciation Event  | Ruth Southard      |
| Adjourn  |                    |



## Treasurers Report 2013

- Balance Sheets
- Operating Revenue & Expenses
- 2013 Operating Budget Expenses
- 2013 Capital Budget

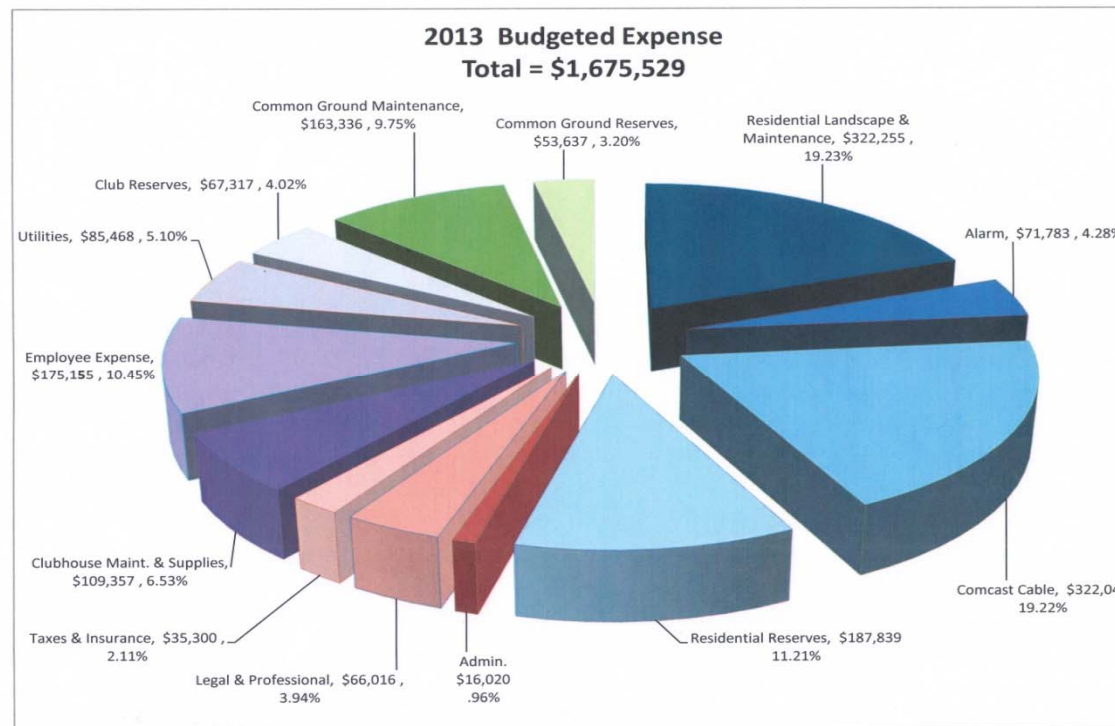
## Balance Sheets

|                             | <u>12/31/2012</u>   | <u>2/28/2013</u>    |
|-----------------------------|---------------------|---------------------|
| <b>Assets</b>               |                     |                     |
| <b>Operating Fund:</b>      |                     |                     |
| Checking & petty cash       | \$ 281,631          | \$ 286,923          |
| CDs and Money Market        | 251,178             | 251,238             |
| <b>Total Operating Fund</b> | <b>532,809</b>      | <b>538,162</b>      |
| <b>Reserve Fund:</b>        |                     |                     |
| Checking                    | 430,862             | 218,596             |
| CDs and Money Market        | 725,517             | 970,729             |
| Deposit on carpet           | 12,488              |                     |
| <b>Total Reserve Fund</b>   | <b>1,168,867</b>    | <b>1,189,325</b>    |
| <b>Other assets</b>         | 16,289              | 40,805              |
| <b>Total Assets</b>         | <b>\$ 1,717,964</b> | <b>\$ 1,768,292</b> |
| <b>Liabilities</b>          |                     |                     |
| <b>Operating Fund</b>       | <b>\$ 451,473</b>   | <b>\$ 479,935</b>   |
| <b>Reserve Fund</b>         | <b>1,168,867</b>    | <b>1,189,325</b>    |
| <b>Other Liabilities</b>    | 97,624              | 99,031              |
| <b>Total Liabilities</b>    | <b>\$ 1,717,964</b> | <b>\$ 1,768,292</b> |

## Operating Revenue & Expenses

|                         | <u>2012 Actual</u> |  | <u>2013 Budget</u> |
|-------------------------|--------------------|--|--------------------|
| <b>Revenue</b>          |                    |  |                    |
| Assessment              | \$ 1,594,289       |  | \$ 1,635,696       |
| Closing Fees            | 43,500             |  | 13,500             |
| Other                   | 41,071             |  | 38,775             |
| <b>Total Revenue</b>    | <b>1,678,860</b>   |  | <b>1,687,971</b>   |
| <b>Expense</b>          |                    |  |                    |
| Unit Expenses           | 870,140            |  | 903,923            |
| Clubhouse Expenses      | 418,225            |  | 437,297            |
| Common Grounds          | 214,331            |  | 216,973            |
| Administrative Expenses | 117,612            |  | 117,336            |
| <b>Total Expense</b>    | <b>1,620,308</b>   |  | <b>1,675,529</b>   |
| <b>Surplus</b>          | <b>\$ 58,552</b>   |  | <b>\$ 12,442</b>   |

# 2013 Operating Budget Expenses



## 2013 Capital Budget

|  |          |   |                |
|--|----------|---|----------------|
| Concrete wall repair                       | \$ 5,000 | Sales office air conditioning systems replace | 25,000         |
| Curb repairs                               | 5,000    | Sales office hot water heater replace         | 1,000          |
| Entry gate electronic system               | 30,000   | Sales office furniture                        | 5,000          |
| Lake fountain/pump                         | 20,000   | Sales office renovations                      | 2,271          |
| Sidewalk repair/replace                    | 10,000   | Sales office carpet/floors                    | 5,000          |
| Street repair                              | 50,000   | Sales office interior paint                   | 1,500          |
| Clubhouse door paint                       | 2,500    | Sales office window covering                  | 4,000          |
| Common grounds irrigation repair           | 3,000    | Residential door painting                     | 26,607         |
| Clubhouse air conditioning systems replace | 40,000   | Residential fence replacement                 | 214,000        |
| Clubhouse hot water heater replace         | 1,200    | Residential house painting                    | 106,600        |
| Clubhouse carpet replace                   | 10,000   | Residential sprinkler control replace         | 6,140          |
| Clubhouse tile and floor refinish          | 15,000   |   | \$ 631,418     |
| Clubhouse window coverings                 | 1,000    |   |                |
| Exercise equipment replace                 | 5,600    |   |                |
| Refrigerator/freezer                       | 2,000    | Beginning balance                             | \$ 1,155,773   |
| Pool filters replace                       | 12,000   | reserves added                                | 308,793        |
| Pool heaters replace                       | 16,000   | less expenses                                 | (631,418)      |
| Pool pumps replace                         | 3,000    | interest                                      | 12,497         |
| Pool furniture                             | 3,000    | Ending Balance                                | <u>845,645</u> |

## Villas Master HOA Information

- The BV HOA is part of the master community, Villas Master Association (VMA) HOA. This HOA also includes Villa Verde and Villa D'Este subdivisions just outside our gates.
- BellaVita provides 4 Board members selected from the BV directors to serve VMA along with 4 directors elected from the other two subdivisions.
- Our 2012-2013 VMA directors were:
  - Bill Burdick, president of VMA HOA Board
  - Cris Barrera, Director
  - Benny Frank, Director
  - Ron Gerlach, Director
- VMA/BV were able to separate the Comcast and Alarm System contracts.
- The VMA HOA annual meeting will be April 22, 2013 in the BV Ballroom.
- Both VMA and BellaVita HOA are under the umbrella of Brazoria County MUD#18 to whom we pay taxes. We jointly own a retention pond remote from this area that supports our water retention capability.





## State of the Association

- The Board believes that the state of HOA finances and facilities continue to be very good. Also we have low delinquencies and low deed violations.
- Village Builders completed home construction and donated the Sales Office including furnishings.
- Your Board worked with the city to provide access for the new Dixie Farm Road city water interconnect to BellaVita.
- The Pool Renovation project was completed early in 2012.
- The CY2012 strategic planning workshop was completed with support from committees & club chairs. The report is on the BV web site.
- Two Board Task Forces worked this year on sales office utilization and gates updating.

# The Annex renovation

The Annex was configured for Meeting spaces and the BV Library Expansion



New expanded library



**Tonight: Tour the Annex, Visit the library, have refreshments.**

## BellaVita Staff

The excellent BellaVita staff provide exceptional service to BV



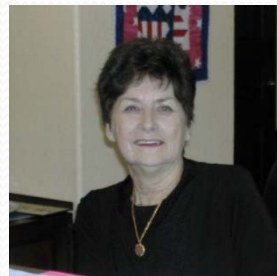
Jeanette Wright



Nancy Triggs, Manager



Steve Wynn



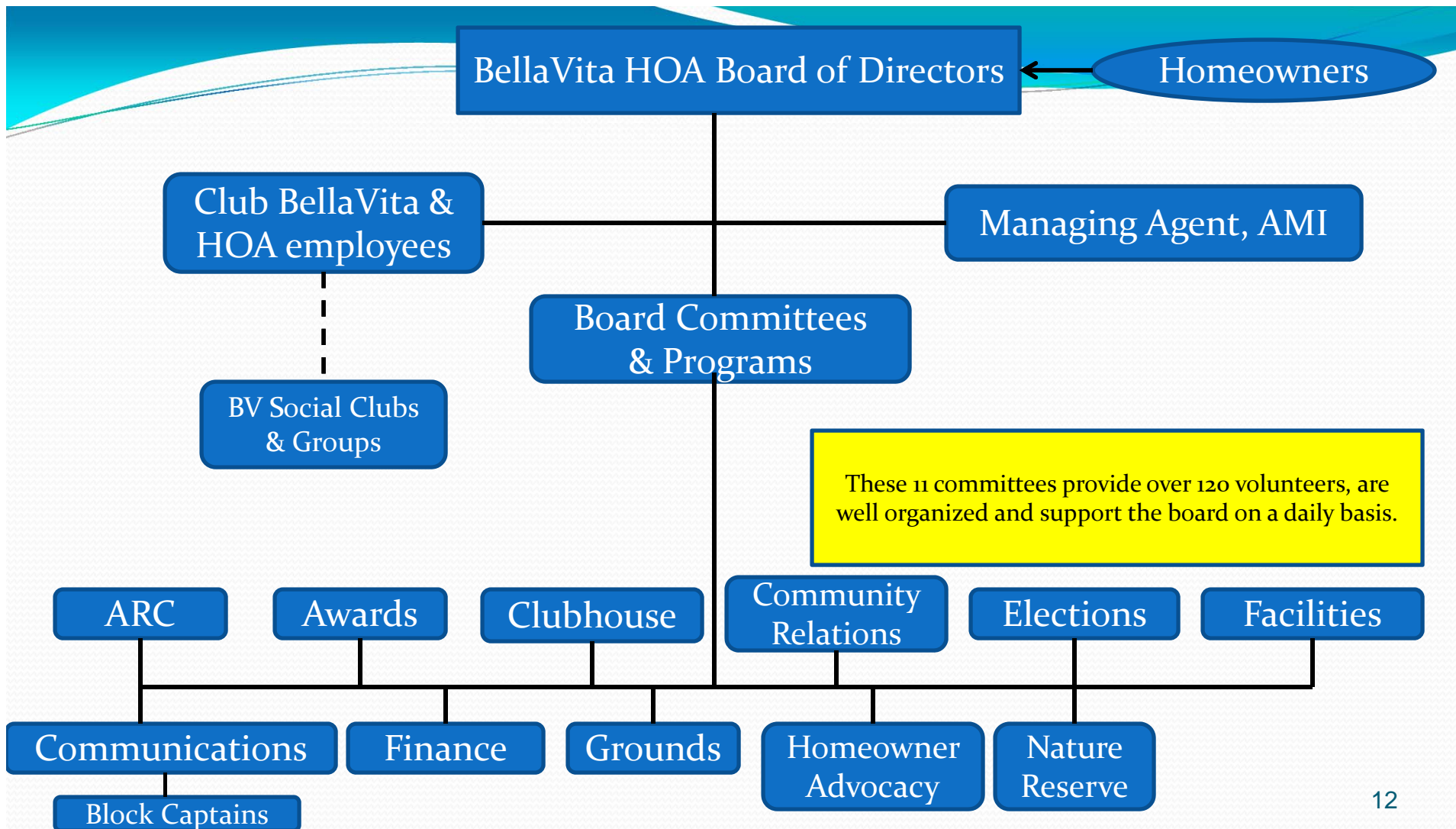
Judy Taylor



Marti Ashabranner



Debbie Burke





## State of the Association, continued

- Over 24 Social clubs & organizations of BV excel in activities & support to the community.
- Special thanks goes to the Veterans Organization with their FLAGS Program which continues to support numerous projects at BV with financial support.
- Our management Co., AMI provides significant day-to-day support to the board, staff, and homeowners. They also provide bulk contract advantages with cost savings to BV.
- The BellaVita web site is our standard form of day-to-day information to the homeowners and also provides information relative to the HOA policies, budgets, and managing documents.

Club BellaVita - Windows Internet Explorer

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

abc13.com: Hous... Google Club BellaVita Gmail - Inbox (4) 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 amenities, events and organizations, and a beautiful location in the center of it all. It's the beautiful life for active adults.

Bella Vita is located near everything you desire, including the natural beauty of an 11-acre lake surrounded by walking trails. Minutes from Galveston Bay and downtown Houston, Bella Vita is convenient to major highways, airports, medical facilities, shopping, and more. It's the beautiful life for active adults. There are many amenities, including a large clubhouse, a pool, a tennis court, a golf course, and a spa. Dining is convenient as well, with hundreds of restaurant choices right around the corner!



BellaVita Clubhouse



BellaVita Pool

Done

start | Inbox - Mic... | 1 Reminder | President's ... | Microsoft P... | Club BellaV... | Microsoft E... | Microsoft E... | 100% | 11:06 AM

Visit us daily at:

[www.club-bellavita.org](http://www.club-bellavita.org)

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| <b><i>Adjourn</i></b>  |                                  |

# ROSE AWARD





# Volunteer Appreciation Event



A single celebration of volunteerism  
**TONIGHT!**