

BellaVita at Green Tee Homeowners Association 2017 Annual Meeting



Agenda

BellaVita Annual Homeowners' Meeting

March 22, 2017, 7 p.m.

Call to Order by President

Ron Gerlach

Approved 2016 meeting Minutes

- The annual meeting minutes of March 2016 were approved by the HOA board following that meeting and published on the BV web site.

Introductions

Ron Gerlach

Treasurer's Report

David Dommert

State of the BellaVita Association

Ron Gerlach

• Telecommunications Task Force

Ruth Southard

Elections Committee

Connie Harry

Awards Committee

Sandra Bornstein

Adjourn to awards social

Board Directors and FSR community Manager



Bill Burdick



Dianne Clement



David Dommert



Ron Gerlach



Billy Potter



Fritz Ring



Ken Wright



Michelle King,
Community Manager

BellaVita Staff

The excellent BellaVita staff provide exceptional service to BV



Alison Roberts



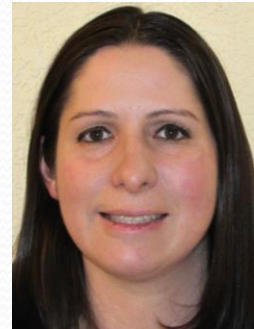
Steve Wynn, Manager



Mark Haughton
Maintenance Manager



Shinece Haughton
Clubhouse Coordinator



Taryn Wynn

Treasurers Report 2017 David Dommert

- 2016 Balance Sheets
- 2016 Revenue & Expenses
- 2017 Operating Budget Expenses

Balance Sheets

	<u>12/31/2016</u>
Assets	
Operating Fund:	
Checking & petty cash	\$ 230,117
CDs and Money Market	251,707
Total Operating Fund	481,824
Reserve Fund:	
Checking	117,017
CDs and Money Market	208,904
Total Reserve Fund	325,921
Other assets	46,436
Total Assets	\$ 854,181
Liabilities	145,530
Total Equity	\$ 708,651
Total Liability & Equity	\$854,181

Operating Revenue & Expenses

	<u>2016 Actual</u>	<u>2016 Budget</u>
Revenue		
Assessment	\$ 1,643,688	\$ 1,643,952
Closing Fees	26,500	12,000
Other	55,502	6,336
Total Revenue	1,725,690	1,662,288
Expense		
Unit Expenses	1,050,277	1,023,316
Clubhouse Expenses	455,088	446,814
Common Grounds	91,234	102,290
Administrative Expenses	119,238	126,124
Total Expense	1,715,837	1,698,544
Surplus	\$ 9,853	\$ (36,256)

2017 Operating Budget Expenses

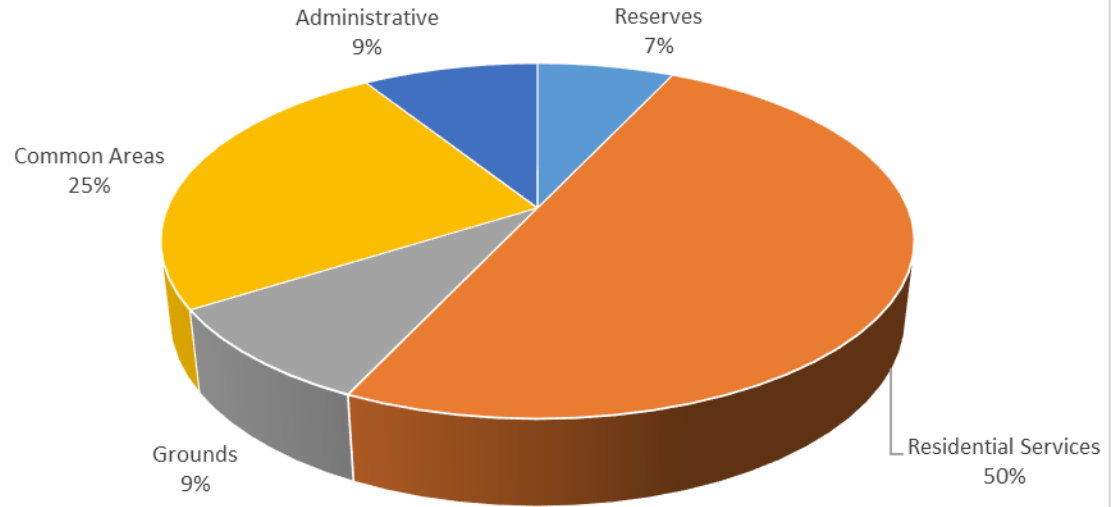
INCOME: \$1,869,684.00

EXPENSES:

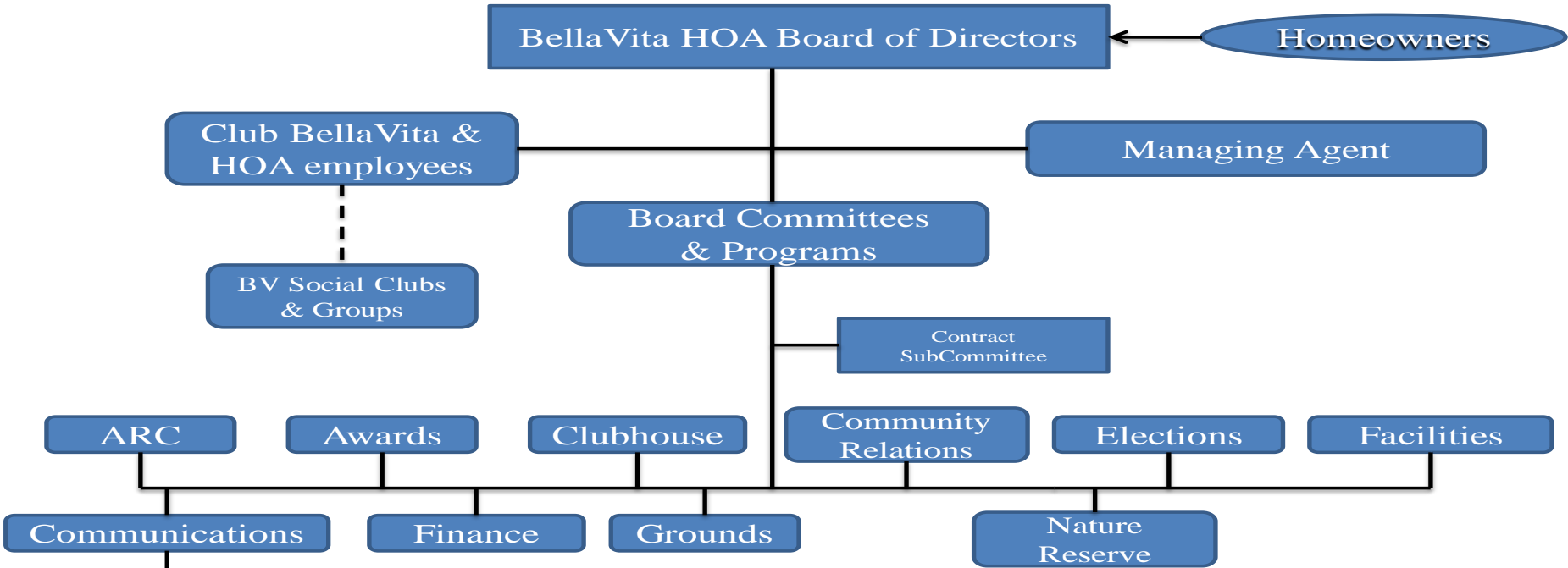
Reserves \$125,000.00
Residential Services \$938,557.00
Grounds \$167,460.00
Common Area \$459,414.00
Administrative \$179,228.00

TOTAL EXPENSES \$1,869,659.00

BellaVita HOA 2017 Budget Expenses Distribution



BellaVita HOA Organization



These 10 committees provide over 120 volunteers, are well organized and support the board on a daily basis.

State of the Association - Ron Gerlach

- The Board considers that the state of HOA finances and facilities continue to be very good. Also we have low delinquencies and low deed violations. We are working to increase our reserves.
- A builder completed the last home in Section 5 and no action has been started on a proposed Section 6, which could contain about 8 homes.
- Your Board set up a contracts subcommittee to assist in developing competitive contracting documents for our facilities and management support contracts. We have let several contracts using this system.
- Two Board Task Forces worked this year.
 - The gate task force reviewed our gate operations procedures, conducted several surveys, and recommended continuing the present entry hours & gate operations.
 - The Telecommunications Task Force developed a revised program and Ruth Southard will provide you with the results of that activity.

State of the Association, continued

- One open area is the parking lot lighting which has been a difficult area for facilities to work. We are finally on contract and expect to start work in a couple of weeks.
- Over 24 Social clubs & organizations of BV excel in activities & support to the community.
- A new Task Force is in operation to review the audio visual system of the clubhouse where we have been having issues with operations. To date they have arranged a fix to the lighting for minor cost and are continuing to evaluate system with contractors.
- The Board approved a bylaw change. To change the directors term back to 3 years in hopes to improve continuity.
- Special thanks goes to the Clubs and Veterans Organization who continue to support numerous projects at BV with financial support.
- Reminder that the BellaVita web site is our standard form of day-to-day information. Breaking information is posted as it occurs daily.

Telecommunication Task Force Report – Ruth Southard

- Steve Anderson
- Lark Billick
- Bill Burdick
- Rex Hemme
- Fritz Ring
- Chuck Seymour
- Nancy Triggs

Charge to Task Force

- Research the technology
- Review the existing contract with Comcast
- Recommend next step to the Board

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Comcast Proposals

- Video only
- Internet only
- Video and Internet

Comcast Proposals

Option 1

- **\$55/mo/household**
- Digital Starter Package
- HD
- X1 platform box
- 2 companion boxes
- Internet (**75mg**)
- Cable modem w/wireless router
- 5 year contract starting February 1, 2017

Option 2

- **\$50/mo/household**
- Digital Starter Package
- HD
- X1 platform box
- 2 companion boxes
- Internet (**25mg**)
- Cable modem w/wireless router
- 5 year contract starting February 1, 2017

Charge to Task Force

- Research the technology
- Review the existing contract with Comcast
- **Recommend next step to the Board**

Implementation

3 days/week for 3 weeks

5 account reps to meet with homeowners

Demo room with voice-activated remote

Demo Room Gurus

- Steve Anderson
- Ruth Cheek
- Joe DeKunder
- DJ Harter
- Rex Hemme
- Janet Leavesley
- Billy Potter
- Rory Potter
- Lynne Ring
- Chuck Seymour
- Dallas Smith
- David Southard

Implementation

3 days/week for 3 weeks
5 account reps to meet with
homeowners

Demo room with voice-
activated remote



Photo courtesy of Ruth Cheek

Acknowledgements

- Clubhouse staff
- Veterans Group
- Fritz Ring
 - Lynne Ring
 - Bill Burdick
 - Ruth Cheek
 - Rex Hemme
 - Janet Leavesley

Comcast Contact

- Account Representative
- Contract Liaison – Fritz Ring
- Help number – **855-307-4896**

Home

Event/News

Clubs

Election 2017

Mistletoe Market

Travel Group

BVHOA Board

BVHOA Financials

Policies

HOA

Board Committees

Projects

Resident Info

Hurricane Info

MUD #18

Archives

FAQ's "Frequently Asked Questions"

How do I get the Flood Plain County Flood district has an e-mail usage. The link is:

Once on the site and you agree to the disclaimer, adjust to your area.

How do we get burned out street lights? The homeowner who observes the problem is responsible for the street lights in their area. The procedure for reporting a burned out street light is to call the number on the sign or to call the number on the sign to www.CenterPoint.com

FAQ'S

Homeowner Rentals

Pearland Rules for Alarms

Xfinity X1 User Guide

3. Check that you want an e-mail address.
4. For very serious problems (i.e. down wires, broken lamp, etc.), call the CenterPoint Customer Service Department at 713-207-2222.

If it is not possible to follow this procedure, please call the information to CenterPoint.

vehicles, the clubhouse staff can confirm that vehicles parked in the lot do belong to homeowners and, in case of a large event or an emergency, may contact the homeowner.

Some mailboxes seem to be rather far from the homes served.

How are mailboxes assigned? Mailbox requirements/locations are dictated by the US Postal Service to the developer/builder. According to the Pearland Postmaster, the Centralized Box Units (CBU) is the primary type of mail delivery in new areas because it is the most efficient way to deliver the large amount of mail. Homes served by a CBU must fall within a 1-2 mile radius. Hardship cases must be presented to the Postmaster at the Pearland Post Office. Physician documented evidence is required and the homeowner must live alone with no one to get the mail.

How do I contact Comcast? For ordering, billing, and technical support inquiries call 1-855-307-4896.

Where can I find information on the Gates?

[Gate Information 6-2014](#)

How can I get an EZ Tag?

[EZ Tag Eligibility](#)

How do I replace a front gate "clicker"?

[Clicker Board Resolution](#)

What do I do if my vehicle incurs damage from the front gate?

[Gate Incident Procedure 2010-11](#)



Club BellaVita

the beautiful life for active adults

- Home
- Event/News
- Clubs
- Election 2017
- Mistletoe Market
- Travel Group
- BVHOA Board
- BVHOA Financials
- Policies
- HOA**
- Board Committees
- Projects
- Resident Info
- Hurricane Info
- MUD #18
- Archives

2017 Active Contracts

[FSR Contract Extension to 3-2017](#)

[Miller Pools Contract Ext to 3-2017](#)

[Xfinity Contract 2017](#)



Governing Documents

Forms

Contracts 2015

Contracts 2016

Contracts 2017

Click on the Rose to return to the Home page

1548 N. Riviera Circle, Pearland TX 77581
PH# 281-464-3150 FX# 281-464-3630

club-bellavita.org 1-5-12

Hurricane Info

MUD #18

Archives

Contract

Club BellaVita

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User Guide

Club BellaVita
the beautiful life for active adults

Welcome BellaVita Residents

Welcome Residents!

These pages are designed to provide you with information about BellaVita. Please scroll to the residents tab and view the different pages. The Directory, commonly asked questions (FAQ's), and information are there for your convenience.

GENERAL INFO

- Home
- Event/News
- Clubs
- Election 2017
- Mistletoe Market
- Travel Group
- BVHOA Board
- BVHOA Financials
- Policies
- HOA
- Board Committees
- Projects
- Resident Info**
- Hurricane Info
- MUD #18
- Archives

FAQ's
Homeowner Rentals
Resident Info
Alarms
Xfinity X1 User Guide

site can be accessed through the website, and click on the link to go directly by going to the website and register as a new user (you will need a MI to obtain) and create an account along with their email address. Once established

Club BellaVita
the beautiful life for active adults

Xfinity X1 User Guide

[Xfinity X1 User Guide](#)



Click on the Rose to return to the Home page

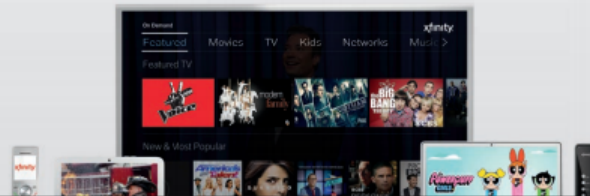
1548 N. Riviera Circle, Pearland TX 77581
PH# 281-464-3150 FX# 281-464-3630

club-bellavita.org 1-5-12

xfinity

Hi there.
We've got some great
stuff to show you.

Take a look inside!



Election Committee Chair – Connie Harry

- Members, Connie Harry, Chair
 - Ed Jamison, Janice Jensen, Mary Jane Rogers, Ruth Southard
- The 2017 election for directors resulted in only 3 candidates for the 3 vacancies. Thus, under Texas property code 209.0058 (c) it is considered an uncontested election and the candidates can be elected by acclamation.
- Motion to elect the 3 candidates, vote yes/no for all three:
 - Bill Burdick
 - Ron Gerlach
 - Billy Potter

AWARDS Committee Chair –Sandra Bornstein

- 5-years of volunteering:
 - Carolyn Beeson, Ruth Cheek, Eva Gates, Connie Harry, Janice Jensen, Pete Steik.
- 2016 Quarterly award recipients:
 - Steve Andrews, Maylene Moore, Diane Nichols
- Annual Rose Award recipient.



Volunteer Appreciation Event



A single celebration of volunteerism
TONIGHT!