

**BellaVita at Green Tee Homeowners Association  
2018 Annual Meeting**



# Agenda

## BellaVita Annual Homeowners' Meeting

March 28, 2018, 7 p.m.

Call to Order by President	Dianne Clement
Approval of 2017 Meeting Minutes	
Introductions	Dianne Clement
Treasurer's Report	Steve Anderson
State of the BellaVita Association	Dianne Clement
Villas Master HOA Report	Bill Burdick
Elections Committee	Ron Gerlach
Recognition of Board Service	Katie Ivanics
Awards Committee	Sandra Bornstein
Adjourn to Awards Social	Dianne Clement

# Board Directors and Inframark Manager



Steve Anderson



Bill Burdick



Dianne Clement



Connie Harry



Billy Potter



Fritz Ring



Ken Wright



Shannon Boogades,  
Community Manager

# BellaVita Staff

The excellent BellaVita staff provide exceptional service to BV



Teresa Abel



Steve Wynn



Jeff Moore  
Maintenance



Christine DeAngelis  
Clubhouse Coordinator



Jan Roberts



Michelle DeLeon



Katie Ivanics

# Treasurers' Report 2018 Steve Anderson

- 2017 Balance Sheets
- 2017 Revenue & Expenses
- 2018 Operating Budget Expenses

# Balance Sheets

	<u>12/31/2017</u>
<b>Assets</b>	
<b>Operating Fund:</b>	
Checking & petty cash	\$ 637,855
<b>Total Operating Fund</b>	<b>637,855</b>
<b>Reserve Fund:</b>	
Checking	227,707
CDs and Money Market	211,674
<b>Total Reserve Fund</b>	<b>439,381</b>
<b>Other assets</b>	<b>30,834</b>
<b>Total Assets</b>	<b>\$ 1,108,070</b>
<b>Total Liability &amp; Equity</b>	<b>\$1,108,070</b>

# Operating Revenue & Expenses

	<u>2017 Actual</u>	<u>2017 Budget</u>
<b>Revenue</b>		
Assessment	\$ 1,820,524	\$ 1,821,384
Other Income	131,353	48,300
<b>Total Revenue</b>	<b>1,951,877</b>	<b>1,869,684</b>
<b>Expense</b>		
Utility Expenses	521,465	522,624
Grounds	367,936	381,600
Professional Services	243,288	246,204
Insurance	27,553	46,364
Other Expenses	451,288	547,867
Reserves	131,183	125,000
<b>Total Expense</b>	<b>1,742,713</b>	<b>1,869,659</b>
<b>Surplus</b>	<b>\$ 209,164</b>	<b>\$ 25</b>

# 2018 Operating Budget Expenses

**INCOME:** \$1,870,000

**EXPENSES:**

Reserves \$327,500.00

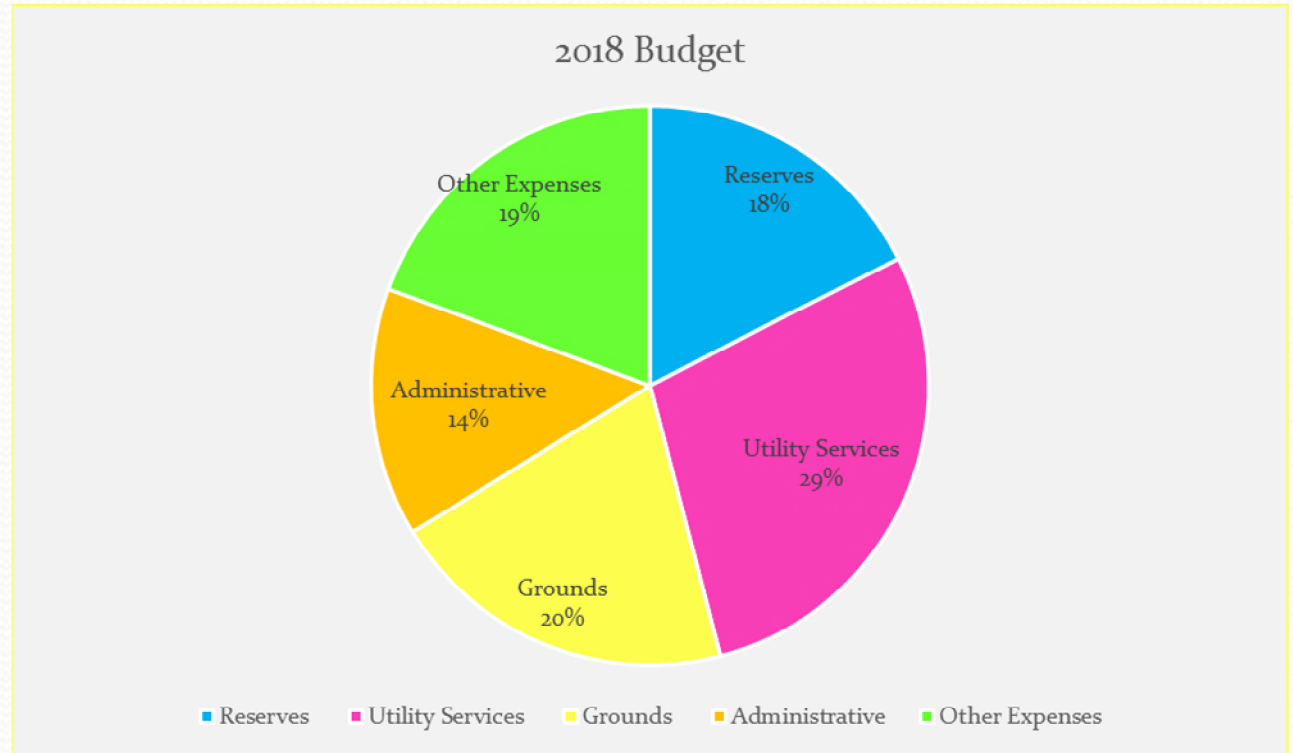
Utility Services \$531,424.00

Grounds \$379,538.00

Administrative \$268,765.00

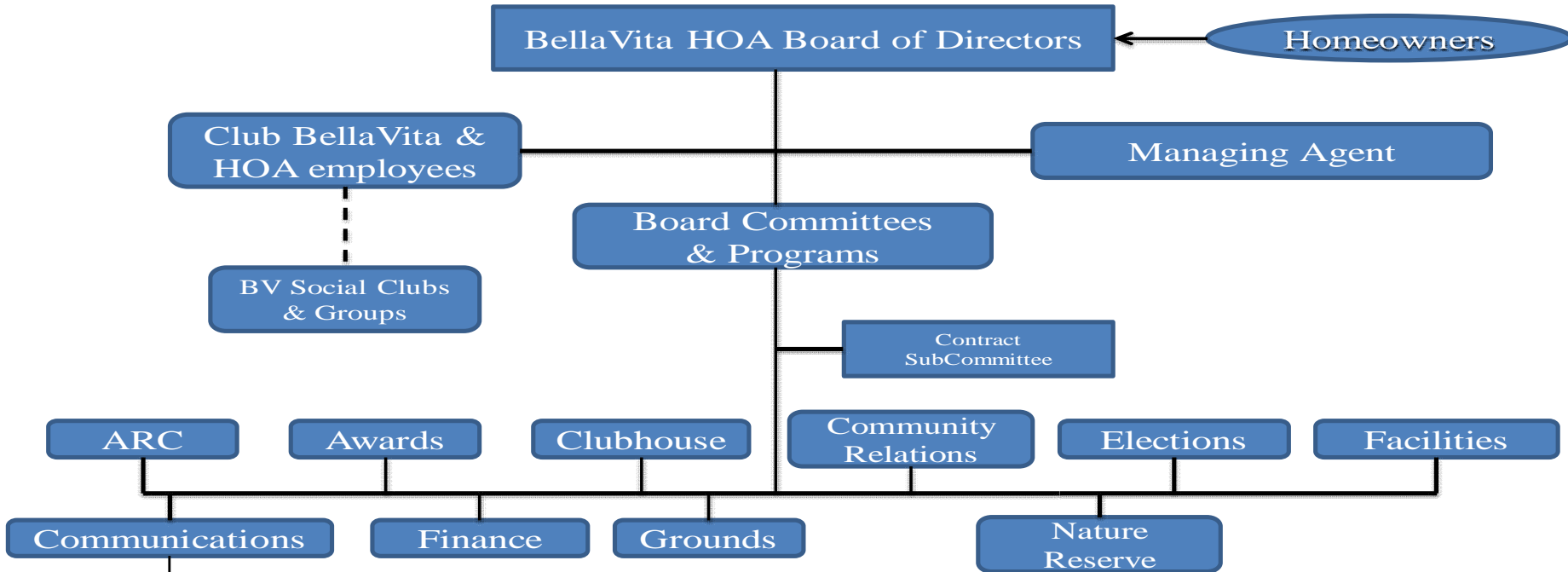
Other Expenses \$362,773.00

**TOTAL EXPENSES** \$1,870,000.00





# BellaVita HOA Organization



3/21/2018

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

# State of the Association – Dianne Clement

- The Board considers that the state of HOA finances and facilities continues to be very good. Also we have low delinquencies and low deed violations. We are working to increase our reserves.
- One Board Task Force this year.
  - AV Task Force coordinated by Kay Simpson who worked with club committees for new audio system. Members were Chris Barrera, Ed Jamison, Dennis Mulcahy and Carlos Trevino
- Special thanks go to the Clubs and Veterans Organization who continue to support numerous projects at BellaVita with financial support.
- Reminder that the BellaVita website/Townsquare is our standard form of day-to-day information.

# State of the Association, continued

The year 2017 was a challenging one. Some of these challenges included the following:

1. After 15 years with the same management company the board decided it was best to switch companies. This decision was not taken lightly. We interviewed several local management companies and after many discussions made the decision to go with Inframark. This in itself presented challenges such as: bank statements, homeowner accounts, updating contact info with vendors, financials, and the transition from FSR to Inframark. We advocated with the new management company before transitioning over for hiring the current staff we had with FSR to remain at BellaVita.
2. Hurricane Harvey. While we didn't have rising water at the clubhouse we did have a major drainage issue which caused water to leak in. Additionally our staff was unable to get onsite which caused the clubhouse to be closed for eight days.

# State of the Association, continued

3. We changed from our previous landscape company over to Maldonado. The change to Maldonado allowed the HOA dues to remain the same as 2017 assessments.
4. There have been changes in the staff which have allowed us to hire an onsite community manager to be here daily. She is a licensed community manager along with her CMCA and AMS designation.
  - Our other staff additions include the hiring of: Clubhouse Coordinator - Christine DeAngelis and Maintenance - Jeffrey Moore.

# Villas Masters Report-----Bill Burdick

- Management Company
- Annual Meeting

## Election Committee Chair-----Ron Gerlach

- Election Committee Members, Ron Gerlach, chair
  - Ed Jamison, Janice Jensen, Mary Jane Rogers, Ruth Southard, Pat Speer.
- The 2018 election for directors resulted in 5 candidates for the 4 director vacancies.
- The winners of the two 3-year terms are:
  - **Steve Anderson**
  - **Cindy Deutschke**
- The winners of the two 2-year terms are:
  - **Dianne Clement**
  - **Ken Wright**
- These four candidates are considered elected and will begin their terms at the close of this annual meeting. Please congratulate them following this meeting.

# A Special Thanks----Katie Ivanics

David Dommert- 2016/2017 Board Treasurer

Fritz Ring- Board Member and Chair to Contract Subcommittee



# AWARDS Committee Chair –Sandra Bornstein

- 5-years of volunteering:  
Reuben Castillo, Fred Friske, Helen Friske, Dennis Imhoff, Gwen Imhoff, Barbara Jacobson, Robert Jacobson, Gail McCullah, Marion McKernan, Pat Molloy, Barbara Turisk, Roger Valdez, Anna Velasquez, and Barbara Wiley
- 2017 Quarterly award recipients:  
Connie Harry, Bill Burdick, Marjorie Parham and Steve Anderson
- Annual Rose Award recipient.





# Rose Award Winners

- Diane Nicolas



# Adjourn to Awards Social----Dianne Clement

- A Special Thanks
- Adjourn

# Volunteer Appreciation Event



A single celebration of volunteerism  
**TONIGHT!**