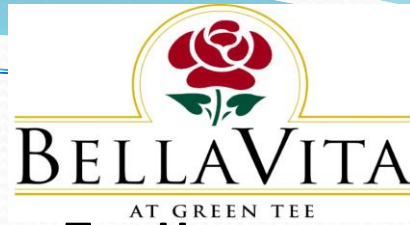


**BellaVita at Green Tee Homeowners Association  
2020 Annual Meeting**





## **BellaVita at Green Tee Homeowners' Association**

Annual Homeowners' Meeting Agenda

Held on: June 29, 2020 at 7:00 p.m.

Via Zoom Conference Call

Call to order at 7:00 pm	HOA President, Connie Harry
Introductions	Connie Harry
Previously Approved 2019 Annual Mtg Minutes	Connie Harry
Treasurer's Report	Steve Anderson
State of the Association	Connie Harry
Villas Master HOA Report	Billy Potter
Election Committee Report, 2020	Ruth Southard, Chair
Recognition of Board Service	Shannon Boogades, Inframark
Adjourn to Organizational Meeting	Connie Harry

# Bellavita Board 2019



Connie Harry



Sandra Talley



Ken Wright



Steve Anderson



Merlin Mohr



Billy Potter



Cindy Dutschke

# BellaVita Staff



Katie Ivanics  
Regional Manager



Shannon Boogades  
Community Manager



Carolina Garcia  
Community Coordinator



Jessica Barrera  
Community Attendant



Jeff Moore  
Maintenance



Laura Roweton  
Community Attendant

# Treasurer's Report 2020 – Steve Anderson

- 2019 Balance Sheet
- 2019 Revenue & Expenses
- 2020 Operating Budget Expenses

# Balance Sheet

12/31/2019

## Assets

### Operating Fund:

Checking and Petty cash

\$254,548

**Total Operating Fund**

**\$254,548**

### Reserve Fund:

Checking

\$53,340

ICS

\$1,057,562

**Total Reserve Fund**

**\$1,110,902**

**Total Assets**

**\$1,359,450**

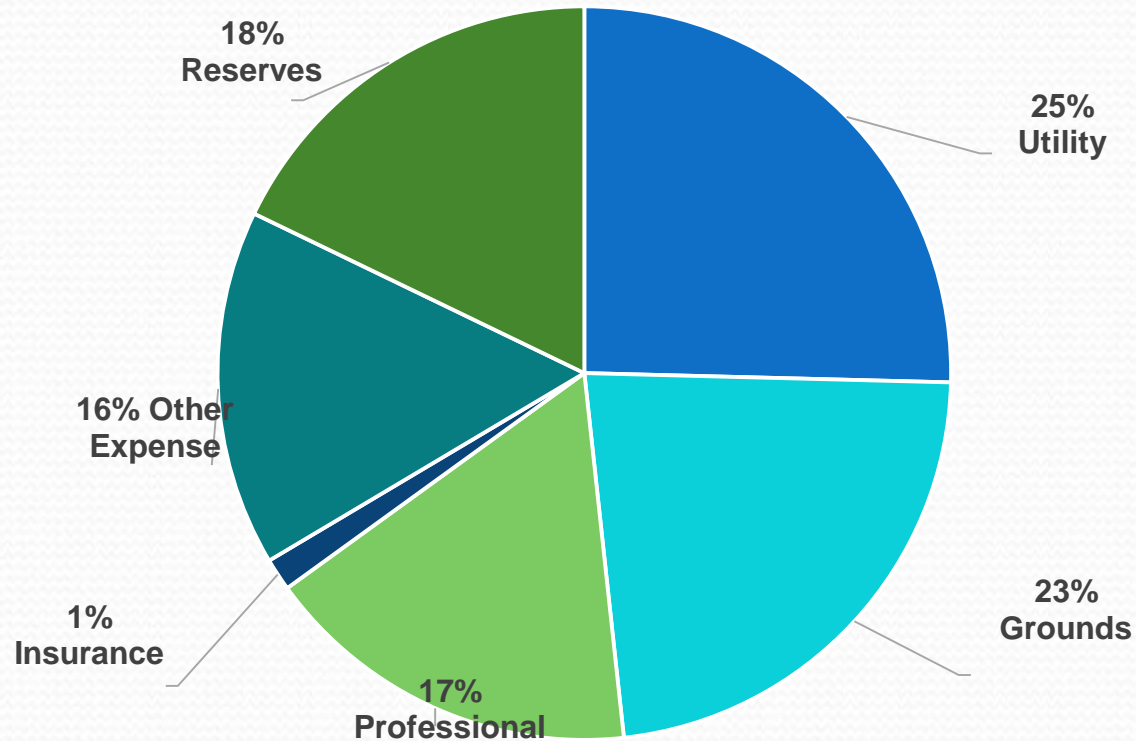
**Total Liability & Equity**

**\$1,359,450**

# Operating Revenue & Expenses

	2019 Actual	2019 Budget
Revenue		
Assessment	1,934,548	1,943,312
Other Income	119,256	62,000
Total Revenue	2,053,804	2,005,312
Expense		
Utility Expenses	521,743	515,992
Grounds	462,767	479,116
Professional Services	344,023	346,240
Insurance	29,388	30,200
Other Expenses	329,525	306,264
Reserves	366,358	327,500
Total Expense	2,053,804	2,005,312
Excess Revenue/Expense	0	0

# 2019 Operating Expenses



■ Utility Expenses    ■ Grounds    ■ Professional Svc  
■ Insurance    ■ Other Expenses    ■ Reserves

Expense	
Utility Expenses	\$521,743
Grounds	\$469,795
Professional Services	\$344,023
Insurance	\$29,388
Other Expenses	\$322,497
Reserves	\$366,358
<b>Total Expense</b>	<b><u>\$2,053,804</u></b>



# 2020 BUDGET

Description	Total
<b>Income</b>	
Owner Assessment	1,942,992
Other Income	72,000
<b>Total Income</b>	<b>2,014,992</b>
<b>Expenses</b>	
Amenity Maintenance (General Repairs in Annex, Club H. and Supplies)	42,000
Committee Expenses	7,100
Entry Maintenance	4,000
Alarm Monitoring Contract (Resident Alarm System)	65,000
General Maintenance	58,960
Insurance & Taxes	30,200
Irrigation (Homeowner front yard repairs, lake irrigation repairs)	16,000
Lake Maintenance (Contract, river and lake maintenance)	23,795
Landscape Maintenance (Contract, tree maint. and landscape replacement)	447,716
Other Expenses (Villas Master dues, licenses, copier lease, office supplies)	91,416
Pool Maintenance (Contract, Pool and equipment maintenance)	41,965
Professional Services (Audit, Legal, Management, Payroll, Storage)	343,096
Reserve Contribution (Yearly amount going into reserve funds)	327,504
Security Expense (Monitoring of Clubhouse, monthly service fee)	2,000
Utility Expenses (Including residential cable)	514,240
<b>Total Expenses</b>	<b>2,014,992</b>

# State of the association

- Based on reports from the Treasurer , the financial condition of BellaVita for 2019 and maintenance of the facilities is found to be in very good shape.
- While this was not the intended report for 2019, it hardly seems appropriate to pat ourselves on the back for all of the great work done in 2019 when we are all dealing with the Covid-19 pandemic since early 2020. We will celebrate our successes when we can be together again.
- Suffice to say that we made substantial planned improvements to the clubhouse, annex and pool. A list of these will be provided with this presentation when posted on the website and Townsquare.

# UPDATES TO INFRASTRUCTURE

Some of the updates and improvements are as follows:

- Acid washing of the pool and refinish of the deck surfacing;
- Replacement of the pool fencing – although work was not started and completed until 2020;
- Camera system was updated at the gates and added for security at the clubhouse;
- Partitions in the men's restroom were replaced and we contracted for partitions in ladies' room and lockers in both restrooms. Installation to be completed in 2020;

# Continued

- Replace some of the patio/pool furniture - on order pending delivery.
- Paint and carpet project for the Clubhouse and Annex, most of which was completed in 2020;

# Challenges and Successes

- Hours of operation were changed in 2019 to accommodate activities on Friday night and close the clubhouse on Sunday. Some special events may still be held on Sunday, but these are kept to a minimum.
- Home sales in BellaVita were very strong in 2019 and was a boost to our budget with collection of capitalization fees at closings.
- We warmly welcome our new residents, but also miss those leaving us.

# Recognition for 2019

2019 represented the 10<sup>th</sup> anniversary of the first election BellaVita board. We had planned to recognize each of the residents who have served or continue to serve as directors. Because of the Covid-19 pandemic and our inability to hold in-person meetings, this recognition and the awards for other volunteers will be held at a future date to be determined.

In the meantime, we want to thank every resident who volunteers in any capacity for their service and dedication to BellaVita. You make us a success.

# Villas Master Report

- The party house in Villa d'Este problem is finally under control with the intervention of the Pearland Police Department and legal department of City of Pearland.
- Collections are improving with more aggressive notices and actions by Inframark and Attorneys.
- Funding for the perimeter fences continues to be a long-term problem – solutions are being investigated with legal assistance and we hope to have a report in the near future.

# 5 year Awards

2019 Volunteers who achieved 5 yrs. of Volunteering  
(includes Club officer, HOA Board, HOA Chair & Committee, Group Leaders):

Steve Andrews  
Sharon Burnside  
Jean Dunnage  
Barbara Gerlach  
Doris Harter  
Janice Hassinger  
Carlanda Hassoldt  
Rex Hemme  
Brian Himel  
Don Jensen

Joy Knight  
Susan Lim  
Walter Pasciak  
Thom Paterno  
Kay Simpson  
Pat Speer  
Sunny Ward  
Kathy Wright



# Awards - Quarterly

2019 Volunteer of the Quarter:

Cris Barrera

Sue Biard

Genie Dunnage

Sandra Talley

# ROSE Award

- There wasn't a ROSE award winner this year. Nominees did not meet the criteria that is necessary for the award.

# ELECTIONS

- The Elections committee should be recognized – Janice Jensen, Ed Jamison, and Barbara Ellis with a special thanks to Maylene Moore and her helpers for their hard work on the reception which we trust will occur in 2021. We also want to acknowledge our board liaison, Connie Harry.

# ELECTIONS

- The Elections Committee is responsible for conducting the annual election of board members according to Texas law and governing documents of BellaVita. We take this job seriously and are pleased that this year's election was conducted appropriately and without incident.

# Elections

- There were 2 positions open each for a 3-year term. Only 2 people submitted a “Willingness to Serve” form. As a result, there was an uncontested election where homeowners did not need to submit ballots.
- Therefore, the Elections Committee submits the candidates – Sandra Talley and Ken Wright – for vote by acclamation.

# Director Term Table 2009-2017

	2009	2010	2011	2012	2013	2014	2015	2016	2017
<b>Position 1</b>	B. Burdick	B. Burdick	B. Burdick	B. Burdick	B. Burdick	B. Burdick	B. Burdick	B. Burdick	B. Burdick
<b>Position 2</b>	J. Devereux	J. Devereux	J. Devereux	B. Frank	B. Frank	B. Frank	B. Potter	B. Potter	B. Potter
<b>Position 3</b>	R. Gerlach	R. Gerlach	R. Gerlach	R. Gerlach	R. Gerlach	R. Gerlach	R. Gerlach	R. Gerlach	R. Gerlach C. Harry 2
<b>Position 4</b>	W. Johnson	W. Johnson	D. Darden	D. Darden/R. Southard <sup>1</sup>	R. Southard	R. Southard	R. Southard	D. Clement	D. Clement
<b>Position 5</b>	R. Southard	R. Southard	D. Dommert	D. Dommert	D. Dommert	C. Barber	C. Barber	D. Dommert	D. Dommert S. Anderson <sup>3</sup>
<b>Position 6</b>	C. Barrera	C. Barrera	C. Barrera	C. Barrera	W. Johnson	J. Rodriguez	J. Rodriguez	K. Wright	K. Wright
<b>Position 7</b>	E. Woods	E. Woods	E. Woods	E. Woods	M. Wormser	M. Wormser	M. Wormser	F. Ring	F. Ring

# Cont'd – Board Term Table 2018 - Current

	2018	2019 *	2020	2021	2022	2023	2024	2025	2026
Position 1	B. Burdick	M. Mohr	M.Mohr	M. Mohr					
Position 2	B. Potter	B. Potter	B. Potter	B. Potter					
Position 3	C. Harry <sup>2</sup>	C. Harry	C. Harry	C. Harry					
Position 4	D. Clement	D. Clement	S. Talley <sup>4</sup>	S. Talley	S. Talley				
Position 5	S. Anderson	S. Anderson	S. Anderson						
Position 6	K. Wright	K. Wright	K.Wright	K. Wright	K. Wright				
Position 7	C.Deutschke	C.Deutschke	C.Deutschke						

<sup>1</sup>Dorothy Darden resigned 12/2012; R. Southard was appointed to fill remainder of term.

<sup>2</sup>Ron Gerlach resigned 4/2017; Connie Harry was appointed to fill remainder of the term.

<sup>3</sup>David Dommert resigned 4/2017; Steve Anderson was appointed to fill remainder of the term.

\*Starting with 2019 election all terms are for 3 years.

<sup>4</sup> Dianne Clement resigned in 4/2019; Sandra Talley was appointed to fill remainder of term.

# RECOGNITION OF BOARD SERVICE

- Presentation of perpetual plaque for board of directors.
- Thank you to 2019 Board for volunteering their time to BellaVita.



# ADJOURN

- The newly elected Board will meet to determine election of officers for the upcoming year. No other business will be conducted.
- You are welcome to join us.
- Thank you for calling in or joining by computer.