



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON WEDNESDAY, MARCH 3, 2021 AT 3:00 P.M. VIA ZOOM THIS MONTH DUE TO COVID-19. ORIGINALLY SCHEDULED MEETING WAS FEBRUARY 24, 2021.

DIRECTORS PRESENT

Connie Harry, President
Merlin Mohr, Vice-President
Steve Anderson, Treasurer
Cindy Dutschke, Secretary
Billy Potter, Director
Sandra Talley, Director
Dallas Smith, Director

DIRECTORS ABSENT

None

IN ATTENDANCE

6 Homeowners were in attendance.
Shannon Boogades, Community Manager, Inframark
Katie Ivanics, Regional Manager, Inframark

CALL TO ORDER

Due notice of the meeting having been given and a quorum being present, the meeting was called to order at 3:00 PM by Connie Harry presiding, Shannon Boogades recorded minutes.

CONSIDERATION MINUTES

Upon a motion duly made and seconded the January 27, 2021 Regular Meeting Minutes were approved as presented.

CONFIRMATION OF ELECTRONIC VOTING

- Email approval of the ground lighting from the gate house to the clubhouse.
- Email approval for the clubhouse closing due to extreme weather.

PRESIDENT'S REPORT

- Connie Harry mentioned that the vaccine is getting more available so if you are interested in receiving this please watch for various outlets and new media for locations.
- Connie Harry mentioned that the pipe has been repaired from the freeze damage.
- Governor Abbott's recent orders were quite a surprise and how it will apply to BellaVita is something that the Board and the Clubs will be working on in the coming weeks. We are also monitoring other 55 communities.

OPEN COMMENTS BY BOARD MEMBERS

- No comments from other Board members

TREASURER'S REPORT

- As of January 31, 2021, our Operating Fund balance is \$296,999. That is up about \$10,000 from 12/31/20. As of January 31, 2021, our Reserve Fund balance is \$1,278,740. That is up about \$29,000 from 12/31/20. I move that the Board accept the January 2021 financial statements as prepared by Inframark. Motion was made and seconded, motion carried.

MANAGING AGENT'S REPORT

- Pump Connection estimate for the stream has been approved -scheduling week of 3/1.
- Electrical portion of ground lighting approved – completed 2/9/21
- I have started sending information to our CPA for our Audit for 2020. I should be able to have everything to her by month end.
- Verified with Miller Pool that the pumps (pool) are winterized and the fountain in the front.
- Verified with RusticScapes that Clubhouse and Annex irrigation has been winterized.
- 3 of the 4 staff chairs are here and put together. This was a budgeted item for 2021.
- I have started working on Annual Meeting. The zoom link has been secured and the Agenda has been completed. A few of the slides for the presentation have been updated.
- Facilities House Painting letter and schedule have been put in the mail 3/1. Work to begin first week of April.
- A big shout out to Merlin Mohr, Dallas Smith, Don Smith, Don Jensen and Bill Harry for the all of the assistance with the freeze protection. Bellavita had only one pipe burst. The repair has been made and now we are getting bids for ceiling and cabinet repair.
- Lake Management will be here to get the fish that are deceased. These are likely tilapia and they are not native so cold weather kills them. It is possible that we will see more.
- Fire Panel has been reset by Modern Systems.
- There are electrical issues with lighting behind the business desk, the computer room and the gym. I have asked for a bid from the electrical contractor to change out the current lighting and update to LED fixtures and lights. The current cans are almost impossible to find. In addition to that – some of the mag locks are not working the way they are supposed to. I will have the electrician check this out and repaired if electrical.
- The gate call box is working again. The new speaker was installed yesterday.

COMMITTEE REPORTS

- Architectural Committee – Ruth Southard- None Available.
- Awards Committee – Sandra Bornstein – None Available.
- Clubhouse Committee – Karen Bishop – None Available.
- Communications Committee – Lark Billick – None Available
- Community Relations Committee – Janet DelSardo – None Available
- Elections Committee – Ruth Southard –The elections committee will be holding a Candidate Prep Workshop on Saturday, March 13, 2021
- Facilities Committee – Dorothy Barrera – Facilities would like to ask for additional \$1,443.85 for the payment of the replacement of the Fountain. \$11,000 is already approved in the budget. Recommendation from Committee, seconded and motion carried.

- Finance Committee – Don Jensen – None Available.
- Grounds Committee – Diane Nicolas – Freeze repair and work will begin the third week of March, 2021.
- Nature Reserve Committee – Linda Kuhn – Merlin Mohr mentioned that Linda has been working with the replanting contractor, Acorn Forestry. She has been told we are in their project list but don't know a date; however, I have told them if we can't get our project done by end of March we will defer it till late September/ early October because we do not have a way to water the new trees.

ADDITIONAL BUSINESS

Villas Master –Billy Potter mentioned that the gates have been painted and there has been some wood fence repair.

Homeowner Concern Forms – There were several this month. 1) A “Going the Extra Mile” form for a resident who assists many in the neighborhood in grocery shopping and facilitates the “sit and be fit” exercise class. 2) If Rusticscapes would be thatching the yards after the freeze. 3) A new gate system since the one we have seems to frequently have problems. 4) A Community Standard letter was received regarding a roofing sign.

NEXT SCHEDULED MEETING

- 2021 Annual Meeting to be held on March 24, 2021 at 7 p.m. by Zoom
- Next regularly scheduled meeting is on April 28, 2021 at 3:00 p.m. potentially by Zoom.

EXECUTIVE SESSION

Executive session was called to consider actions involving personnel, pending litigation, contract negotiations, enforcement actions, matters involving invasion of privacy of individual owners, or matters that are to remain confidential by request of the affected parties and agreement of the Board.

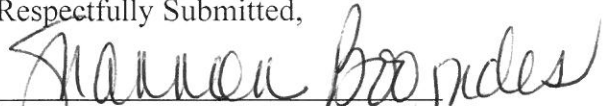
RECONVENE OPEN SESSION -SUMMARY

- There were several accounts that the Board requested the Manager to send reminder letters.

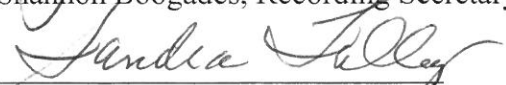
ADJOURNMENT

There being no further business, the meeting adjourned at 3:46 PM

Respectfully Submitted,


 Shannon Boogades, Recording Secretary

4/28/21
 Date


 Approved, Cindy Dutschke, Secretary