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**MINUTES OF THE ANNUAL MEETING OF THE MEMBERSHIP OF BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON MARCH 24, 2021 AT 7:00 P.M. ON ZOOM CONFERENCE CALL.**

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**DIRECTORS PRESENT**

Connie Harry, President  
Merlin Mohr, Vice-President  
Steve Anderson, Treasurer  
Cindy Dutschke, Secretary

Billy Potter, Director  
Dallas Smith, Director  
Sandra Talley, Director

**IN ATTENDANCE**

Quorum was reached via Recorded Amendment for Quorum Change  
Shannon Boogades, Community Manager, Inframark and Katie Ivanics, Portfolio Manager, Inframark

**CALL TO ORDER**

Due notice of the meeting having been given and notice of quorum of homeowners had been reached, the meeting could be called to order at 7:01 PM by Connie Harry, presiding, and Shannon Boogades and Katie Ivanics recorded minutes.

**CONSIDERATION OF MINUTES**

Upon a motion duly made and seconded the 2020 Annual Meeting Minutes were approved at the July 2020 Board meeting as presented.

**TREASURER'S REPORT**

Steve Anderson, Treasurer discussed the 2020 Year End Balance Sheet and the 2020 Year End Income Statement and Expenses Actuals versus what was Budgeted. 2021 Operating Budget was discussed and advised that it is posted on the Club BellaVita website and on Town Square.

**STATE OF THE ASSOCIATION**

- Connie Harry went over the abbreviated State of the Association; introducing the 2020 BellaVita Board of Directors; introducing the current BellaVita Staff.
- Based on reports from the Treasurer, the Board finds the financial condition of BellaVita for 2020 and maintenance of the facilities to be in very good shape.
- 2020! We all have dates of events in our lives that we will remember depending on our age....the assassination of JFK, walk on the moon, Challenger explosion, September 11<sup>th</sup> to name a few. Most of the year 2020 is on that has left a void in our lives for many reasons. We have been on lock down, have lost friends and family and still struggle with how to move forward.
- We closed the clubhouse for events after our St. Paddy's party in March of 2020.
- Business operations have continued as most of the expenses of BellaVita are contract driven despite the pandemic shutdown. The budget outlines the contractual obligations, but these include landscaping,

management contract, pool maintenance, lake management, cleaning and exterminating, house and door painting, Comcast, Villas Master contribution, gates and call box. Additional recurring costs also include our utilities and trash service.

- Some of the Capital Improvements done in 2020 were the completion of the annual house and door painting, installation of carpet and flooring in the annex and clubhouse, curb and sidewalk repairs, pressure washing of the parking lot, sidewalks and lake walkway, parking lot re-striping in the clubhouse and annex.
- Home sales in BellaVita were very strong in 2020 even though we were in the midst of the Covid pandemic. Although we hate to lose our old friends and neighbors, we look forward to the day when we can meet and welcome our new neighbors to the benefits of living in BellaVita. The collection of capitalization fees from sales of homes are also a boost to our budget.

### **VOLUNTEERS**

- 5-year Awards will be listed on the presentation posted.
- The Quarterly awards for 2019 are Jerry Marshburn, Gwen Imhoff, Barb Gorman & Mickey Kinzer, and Gene Reddell
- The Awards Committee added a new category. 2020 Shining Star Award. These will be listed on the presentation posted.
- There was no ROSE award winner this year as the nominees did not meet the criteria that is necessary for the award.

### **VILLAS MASTER HOA REPORT**

- Because of the long-standing problem with funding for perimeter fences, the combined board of Villas Master and BellaVita met several times, together with attorneys on how to proceed to provide our residents with the required repairs to the concrete perimeter fences.
- An agreement was reached and adopted by the Villas Master board in June 2020 and subsequently adopted by the board of BellaVita in August 2020.
- The contribution to Villas Master from BellaVita has always required that BellaVita pay 62% of the costs, based on the total number of homes.
- The agreement provided that the costs for landscaping would be divided between the three communities based on frontage along Scarsdale which reduced our costs in this regard to approximately 44%.
- Additionally, the maintenance of the perimeter concrete fences were assigned to each community for the linear feet of each subdivision. This means that BellaVita will be responsible for all of our perimeter fencing, with a distribution from Villas Master reserves for funds we had paid into that account over a period of time, of approximately \$62,000 which will be used as we proceed with plans for repairs of the perimeter concrete fences.
- The agreement is on the website.

### **ELECTIONS COMMITTEE REPORT 2019 ELECTIONS**

- The 2020 elections for Directors resulted in 2 candidates for the 2 Director vacancies and as a result there was an uncontested election.
- The winners of the 2 3-year terms are:
  - Bernie Bouman
  - Don Smith
- These 2 candidates are considered elected and will begin their terms at the close of this Annual Meeting.

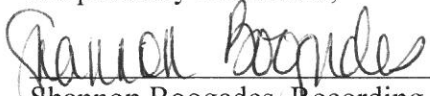
**RECOGNITION OF BOARD SERVICE**

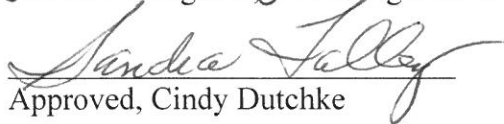
- Acknowledgement was made by Shannon Boogades for the perpetual plaque noting that Steve Anderson and Cindy Dutchke ending term date has been added and Bernie Bouman and Don Smith's name had been added. Shannon Boogades thanked the Board for their service to the community.

**ADJOURNMENT**

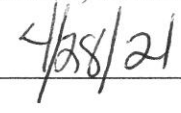
- The newly elected Board will be meeting after for anyone who wants to stay signed in for the election of officers for the upcoming year. No other business will be conducted.
- There being no further business, the meeting adjourned at 7:30 p.m.
- Thank you for calling in or joining by computer.

Respectfully Submitted,

  
Shannon Boogades, Recording Secretary

  
Approved, Cindy Dutchke

  
Katie Ivánics, Recording Secretary

  
Date