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**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS' ASSOCIATION, INC. HELD ON WEDNESDAY, AUGUST 25, 2021 AT 3:00 P.M.**

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**DIRECTORS PRESENT**

Merlin Mohr, President  
Dallas Smith, Vice-President  
Connie Harry, Treasurer  
Billy Potter, Director  
Don Smith, Director  
Sandra Talley, Secretary

**DIRECTORS ABSENT**

Bernie Bouman, Director

**IN ATTENDANCE**

42 Homeowners were in attendance.  
Shannon Boogades, Community Manager, Inframark  
Carolina Garcia, Community Coordinator, 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 Merlin Mohr presiding, Shannon Boogades and Carolina Garcia recorded minutes.

**GUEST SPEAKER**

Resident Jerry Squyres requested to speak prior to the Board meeting regarding various concerns; committee meetings, financial questions and the relationship between the management company and the association.

**CONSIDERATION MINUTES**

Upon a motion duly made and seconded the July 28, 2021 Regular Meeting Minutes were approved as amended.

**CONFIRMATION OF ELECTRONIC VOTING**

- Email vote for RusticScapes Contract
- Email vote for Replacement for Obsolete Treadmill
- Email vote for HVAC Repairs
- Email vote for Speed Bumps
- Email vote for Leasing Policy
- Email vote for Firearms/Weapons Policy

## **PRESIDENT'S REPORT**

- Merlin Mohr discussed the various necessary policies that are now required because of the passage of Senate Bill 1588 into Texas Law. All listed policies had motion made and seconded; motion carried.
  - Resolution for Firearms and Weapons
  - Resolution for Bid Solicitation and Review Process
  - Resolution for Installation and Use of Certain Residence Security Measures
  - Resolution for Deed Restriction Violation Hearings
  - Resolution for Swimming Pool Enclosures
  - Resolution for Display of Certain Religious Items
  - Resolution for Guidelines for Residential Leases and Rental Agreements

## **OPEN COMMENTS BY BOARD MEMBERS**

- N/A

## **TREASURER'S REPORT**

- The Operating Fund as of July 31, 2021 was \$341,360.35. This balance was down \$24,102.89 from the previous month.

The balance of the Operating Fund may vacillate from month based on expenses and income which vacillate from month to month.

- The Reserve Fund balance was \$1,288,684.14. This amount was up from June in the amount of \$44,092.37. This increase was due to a void check for \$46,000 which has aged out for down payment for the pool restoration. This check will be reissued in August for the work to begin in September.

Connie Harry moved that the Board accept the July 2021 financial statements as prepared by Inframark. Motion seconded; motion passed.

## **MANAGING AGENT'S REPORT**

- G & W has been called out for adjusting the air in the large room in the annex.
- Mistletoe Market Core Committee has begun their preparations for upcoming event.
- I have been asked by a homeowner if I could help get the word out about when folks are walking around the lake in the dark to have a flashlight with them.
- A camera has fallen from under the porte-cochere. A new camera is on order from Johnson Controls.
- The metal/wooden benches around the lake have been removed and replaced with the resin benches and all now match.
- There are also two new benches on the front porch of the clubhouse.
- The balance of the Freeze damage insurance money has been approved. We should receive next week.
- There was a concern with a vendor truck hitting the gate arm. This has reached resolution and payment is forthcoming.
- A new treadmill has been purchased and installed due to the inability to get parts for the one we had.

## **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 DeSardo – Health Fair will be held on 9/25/21. Flu shots and COVID shots available. AED training.
- Elections Committee – Ruth Southard –None Available
- Facilities Committee – Dorothy Barrera – Updated pool information. Monday night, 9/6/2, the parking lot and pool will be blocked off for Miller to begin work on 9/7/21.
- Finance Committee – Don Jensen – Connie Harry mentioned the Finance Committee was hard at work on the 2022 budget.
- Grounds Committee – Diane Nicolas – None Available
- Nature Reserve Committee – Linda Kuhn – Don Smith recommended moving \$21K from the Committee's GL to a separate Money Market labeled Nature Reserve Enhancement Fund. Billy Potter seconded and motion carried.

## **ADDITIONAL BUSINESS**

**Villas Master** – The palm trees have been trimmed for all of Villas Masters.

**Homeowner Concern Forms** – There were many homeowner concern forms turned in. Don Smith read the forms. Three were regarding the Rusticscapes working in the pool area. One was a recommendation to the lane jumping at the entrance. One was a request to fix a sprinkler. One was to check on the air vents in the ballroom for mold. The next was to not post signs on the front door. The last was a request for a coffee maker for the Annex kitchen. These forms will be distributed to the appropriate committee for review. It is possible that suggestions are already in the works.

## **NEXT SCHEDULED MEETING**

- Next regularly scheduled meeting is on September 22, 2021 at 3:00 p.m.

## **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.

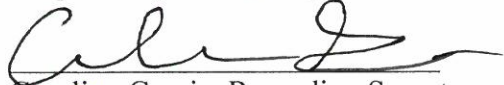
## **RECONVENE OPEN SESSION -SUMMARY**

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

**ADJOURNMENT**

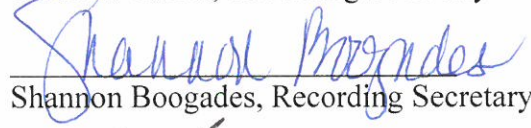
There being no further business, the meeting adjourned at 4:15 PM

Respectfully Submitted,




Carolina Garcia, Recording Secretary

9/22/21  
Date



Shannon Boogades, Recording Secretary

9/22/21  
Date

  
Approved, Sandra Talley, Secretary

9/23/21  
Date