



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS' ASSOCIATION, INC. HELD ON WEDNESDAY, SEPTEMBER 22, 2021 AT 3:00 P.M.

DIRECTORS PRESENT

Merlin Mohr, President
Dallas Smith, Vice-President
Billy Potter, Director
Bernie Bouman, Director
Sandra Talley, Secretary

DIRECTORS ABSENT

Don Smith, Director
Connie Harry, Treasurer

IN ATTENDANCE

13 Homeowners were in attendance.
Shannon Boogades, Community 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 Merlin Mohr presiding, Shannon Boogades recorded minutes.

GUEST SPEAKER

Resident Jerry Squyres requested to speak prior to the Board meeting regarding Committee Procedures, Questions that were asked last meeting. Questions regarding the budget meeting, Questions regarding delinquent accounts.

CONSIDERATION MINUTES

Upon a motion duly made and seconded the August 25, 2021 Regular Meeting Minutes were approved as amended.

CONFIRMATION OF ELECTRONIC VOTING

- Email vote for Landscape Replacement Funds
- Email vote for R.S Painting Contract (2022-2024)
- Email vote for Electrical Work (Pool, Annex Eaves, Timer at Guard House)
-

PRESIDENT'S REPORT

- Merlin Mohr discussed the last remaining policy that is now required because of the passage of Senate Bill 1588 into Texas Law. The listed policy had motion made and seconded; motion carried.
 - Resolution for Service on the Architectural Review Committee.

OPEN COMMENTS BY BOARD MEMBERS

- N/A

TREASURER'S REPORT

- The Operating Fund as of August 31, 2021 was \$347,038.16. This balance was up \$5,677.81 from the July month end balance.

The balance of the Operating Fund may fluctuate from month based on expenses and income during the month. We are still operating under budget for expenses through the year-to-date totals on our financial reports. Home sales remain very high for the year which benefits our income thorough capitalization fee collected.

- The Reserve Fund balance was \$1,252,029.51. This amount was down \$26,654.60 from the July month end due in part to reissuance of check to begin the pool restoration project. Balance of this work will be reflected in the September financials.

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

MANAGING AGENT'S REPORT

- Plumber has repaired ladies handicap restroom and the outside water fountains. The fountains needed parts. They were ordered and the fountain leak was repaired.
- Electrical lights under the soffit on the annex, GFCI Breakers by the pool, and removing interior lights from exterior timer at gate house have been repaired.
- The additional funds from the insurance company have come in and deposited. This is for the balance of the work done for the freeze. The amount is \$2,479.93.
- Work will begin on the exterior panels of the Clubhouse/Annex/Guard House/Columns this week. After that painting will begin once the bids have been reviewed and finalized.
- Letters went out to homes that back up to the white concrete perimeter fence advising the inspection date.
- Letters have gone out to homeowners that are still mailing checks to the P.O. Box at the Bank. The address for checks should be changed to the Clubhouse address or homeowners can sign up for auto draft. Please see the front desk for more information.
- Preparations are underway for canceling activities and scheduling for Mistletoe Market.

COMMITTEE REPORTS

- Architectural Committee – Ruth Southard- None Available
- Awards Committee – Sandra Bornstein – None Available.
- Clubhouse Committee – Karen Bishop – Bernie Bouman stated that he had received Karen Bishop's resignation as chair but would be staying on the committee. Bernie Bouman also indicated that Cindy Dutschke has volunteered to step in as Clubhouse Committee Chair. By next Board meeting the Committee should be able to present the Updated Rules and Regulations to the Board for review/approval.
- Communications Committee – Lark Billick – Sandra Talley mentioned that Lark Billick was getting his committee ready to start the Welcome to the Neighborhood visits again. Lark is also working on the pictorial directory as well.

- Community Relations Committee – Janet DelSardo – Sandra Talley also mentioned that the Health Fair will be held on Saturday 9/25/21. Flu shots and some COVID shots available, AED training, Medicaid representative will be here as well.
- Elections Committee – Ruth Southard –None Available
- Facilities Committee – Dorothy Barrera – None Available.
- Finance Committee – Don Jensen – None Available
- Grounds Committee – Diane Nicolas – None Available
- Nature Reserve Committee – Linda Kuhn – None Available

ADDITIONAL BUSINESS

Villas Master – The Villas Masters Budget has been passed.

Homeowner Concern Forms – There were many homeowner concern forms turned in. Sandra Talley read the forms. A suggestion was to look at portable air purifiers for the clubhouse. There were several regarding the opening of the pool and notice in which it was given. A “Going the Extra Mile” form was turned in and it was for Nancy for her participating in many activities. This was turned over to the Awards Committee.

NEXT SCHEDULED MEETING

- Next regularly scheduled meeting is on October 27, 2021 at 3:00 p.m. Looking forward to November we will be moving our meeting from November 24, 2021 to November 17, 2021.

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.

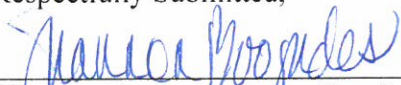
RECONVENE OPEN SESSION -SUMMARY


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

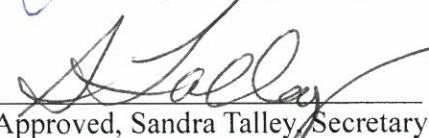
ADJOURNMENT

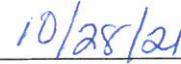
There being no further business, the meeting adjourned at 3:57 PM

Respectfully Submitted,


 Shannon Boogades, Recording Secretary


 Date


 Approved, Sandra Talley, Secretary


 Date