

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





BellaVita at Green Tee Homeowners' Association

Annual Homeowners' Meeting Agenda

Held on: Wednesday, March 24, 2021 at 7:00 p.m.

ZOOM CONFERENCE CALL

Phone: 346-248-7799

Meeting ID: 897 8254 7958

Password: 551755

Or via website link:

<https://us02web.zoom.us/j/89782547958?pwd=ejVlbnkycGVtMEFFejYvTnhFamtmQT09>

Determination of Quorum and Call to Order	HOA President, Connie Harry
Introductions	Connie Harry
Notice of 2020 Annual Meeting Minutes Approved at regular Board Meeting	Connie Harry
Treasurer's Report	Steve Anderson
State of the Association (abbreviated)	Connie Harry
Awards Presentation	Sandra Bornstein
Villas Master HOA report	Billy Potter
Election Committee Report, 2021 elections	Ruth Southard, Chair
Recognition of Board Service	Shannon Boogades, Inframark

Bellavita Board 2021



Connie Harry



Sandra Talley



Dallas Smith



Steve Anderson



Merlin Mohr



Billy Potter



Cindy Dutschke

BellaVita Staff



Katie Ivanics
Regional Manager



Shannon Boogades
Community Manager



Carolina Garcia
Community Coordinator



Elke Borzel
Community Attendant

To be determined
Maintenance



Laura Roweton
Community Attendant

Treasurer's Report 2021 – Steve Anderson

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

Balance Sheet

12.31.2020

Assets

Operating Fund:

Checking and Petty Cash \$281,007

Total Operating Fund \$281,007

Reserve Fund:

Checking \$50,000

ICS \$1,199,885

Total Reserve Fund \$1,249,885

Total Assets \$1,530,892

Total Liability & Equity \$1,530,892

Operating Revenue & Expenses

	2020 Actual	2020 Budget
Revenue		
Assessment	1,939,437	1,942,992
Other Income	<u>43,093</u>	<u>72,000</u>
Total Revenue	1,982,530	2,014,992
Expense		
Utility Expenses	\$506,028	\$514,240
Grounds	\$479,548	\$463,716
Professional Svc	\$331,682	\$343,096
Insurance	\$30,091	\$30,200
Other Expenses	293,486	\$336,236
Reserves	<u>327,504</u>	<u>\$327,504</u>
Total Expense	<u>1,968,339</u>	\$2,014,992
Surplus	\$14,191	

2020 Operating Budget Expenses

Income

Owner Assessment	\$1,939,437
<u>Other Income</u>	<u>\$43,093</u>
Total Income	\$1,982,530

Expenses

Reserves	\$327,504
Utility Service	\$506,028
Grounds	\$479,548
Administrative	\$331,682
<u>Other Expenses</u>	<u>\$323,577</u>
Total Expenses	\$1,968,339

State of the Association

- Based on reports from the Treasurer, 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 11th to name a few. Most of the year for 2020 is one 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.

UPDATES TO INFRASTRUCTURE

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

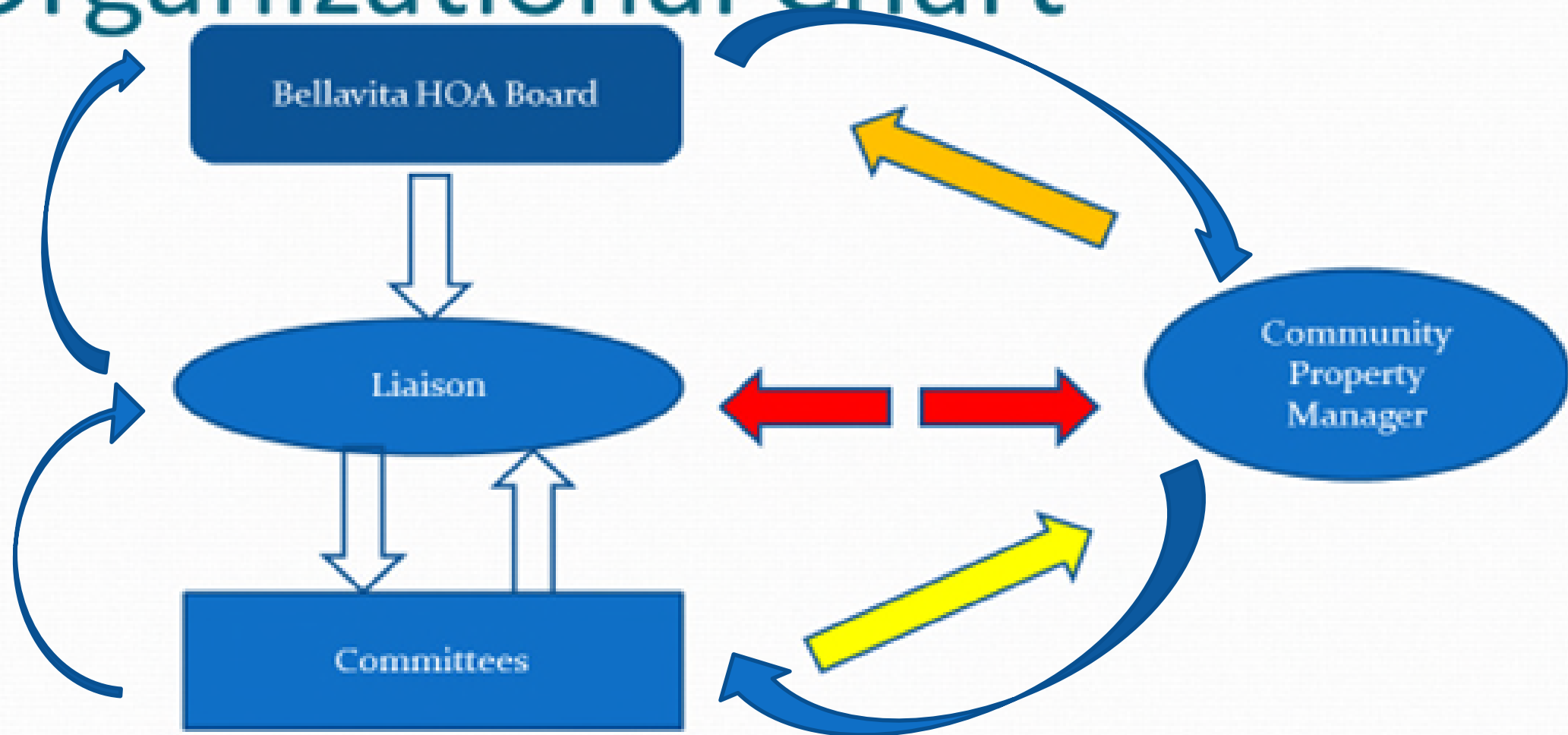
- After a review of the usage of facilities and staff, the Board voted to extend Friday night hours and to close the clubhouse on Sunday. There are a few special events during which the clubhouse is open on Sunday, but these are kept to a minimum.
- As Steve Anderson mentioned, we had a very large number of home sales in BellaVita. The collection of the capitalization fees was an added boost to our bottom line on the budget but is met with mixed feelings. We warmly welcome our new residents, but also miss those leaving us.

Cont'd Challenges

Through the diligent work of our Finance Committee, Property Management and frugality of all committees, we were able to adopt a 2020 budget without any increase in assessments.

FOCUS ON COMMUNICATION: The Board held a strategic planning session with all committees with the primary focus being on communications between the committees, liaisons, community manager, and the board. (See attached flow chart). Communication is the key to any success.

Organizational Chart





2020 IMPORTANT UPDATES

COMCAST CONTRACT - 2020

We want to thank Ruth Southard and Dallas Smith for facilitating and negotiating an agreement with Comcast for a new 5 year contract which is very beneficial to BellaVita. This contract was approved by the Board on February 18, 2020.

The new plan provides high speed internet to residents at no additional cost (up to 200 mg)

COMCAST CONT'D

Additionally, the plan offers three options to residents for voice (land line). If your bill currently reflects your phone option, **no action is required.**

If you want to upgrade to one of the other options offered, you can call the Comcast Bulk Account Center at **855-307-4896** to discuss.

Information has been distributed by our resident Block Captains concerning the options. If you are hesitant or confused on the offers, several homeowners will be available to assist. A sign-up sheet will be available at the clubhouse for this service and you will be contacted for follow-up.

BRAZORIA COUNTY MUD#18

- BellaVita is a part of Brazoria County MUD #18 along with 10 other local subdivisions.
- MUD #18 is managed by 5 Directors, residents of these subdivisions with 4-year terms.
- All BellaVita residents pay taxes to this MUD to retire bonds used to develop the subdivisions water, sewer, & drainage infrastructure.
- Two director positions are up for election this year.
- BellaVita HOA has generously granted use of an Annex room for this election, saving the MUD considerable tax funds.
- Three persons are running for the 2 positions:
 - **Wes Boyer**, Incumbent, resident of West Oaks.
 - **Ron Gerlach**, Incumbent, resident of BellaVita.
 - **Dionne Williams**, resident of West Oaks.
- Election Dates:
 - Early voting: April 20-24 and April 27 & 28, 8:30AM to 4:30PM.
 - Election Day: May 2, 7:00AM to 7:00PM.

CLEAR CREEK EXPANSION PROJECT

Linda Kuhn and Cyndi Purtee recently attended a public hearing and met with representatives from HARRIS COUNTY FLOOD CONTROL DISTRICT (HCFCD) and BRAZORIA COUNTY DRAINAGE DISTRICT #4 (BDD4) regarding proposed drainage expansion along Clear Creek.

Based on results of meeting, there is no immediate effect on the portion of Clear Creek abutting BellaVita and our nature reserve. Linda and Cyndi have agreed to continue monitoring this project with the various governmental agencies and to report any change or progress to BellaVita and to assist in maintaining a record of this project.

An e-mail regarding their meeting and a subsequent memorandum outlining the current status is on the BellaVita website under **PROJECTS / Clear Creek USACE** tab and also on Townsquare under **RESOURCES / CLEAR CREEK EXPANSION USACE**.

If anyone wants more information on the project, or wants to submit comments or questions, join the mailing list, or to track the project, the main project page for HCFCD is located at: <https://www.hcfcd.org/Find-Your-Watershed/Clear-Creek/C-03-Federal-Flood-Risk-Reduction-Project-Clear-Creek>

SPECIAL RECOGNITION

2019 marked the 10th anniversary of our first elected Board of Directors in BellaVita. The first board was elected and took office in March 2009. I am going to ask that each of you in attendance come to the front as your name is called. Please stay at the front for a photo-op at the end of the presentation to Board members.



Bill Burdick

Served 2009 – 2019
Villas Master Board



Ron Gerlach

Served 2009 - 2017
Villas Master Board
*MUD#18 Director



Ruth Southard

Served 2009-2011;
2012-2016
Villas Master Board
*ARC/Elections Chair
*Telecommunications

*Current service position



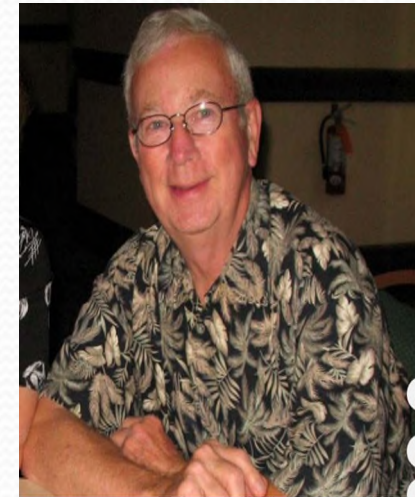
Cris Barrera
Served 2009 - 2013
Villas Master Board



John Devereux
Served 2009 - 2012
Villas Master Board



Elizabeth Wood**
Served 2009 - 2013



Wayne Johnson**
Served 3 Years
Villas Master Board

**moved from BellaVita

SPECIAL RECOGNITION AWARDS

Continued

The following residents have been elected and served or are currently serving as Directors, and we ask that you come forward as your name is called:



Benny Frank

2012 – 2014
Villas Master Board



Dorothy Darden**

2011-2012
Villas Master Board



David Dommert

Served 2011-2013 and
2016-2017

**moved from BellaVita



Marc Wormser

Served 2013- 2016



John Rodriguez

Served 2014 - 2016



Carol Barber **

Served 2014-2016
Villas Master Board

**moved from BellaVita



Billy Potter

Serving 2015 – Current
Villas Master Board



Dianne Clement**

Served 2016 – 2019
Villas Master Board



Fritz Ring**

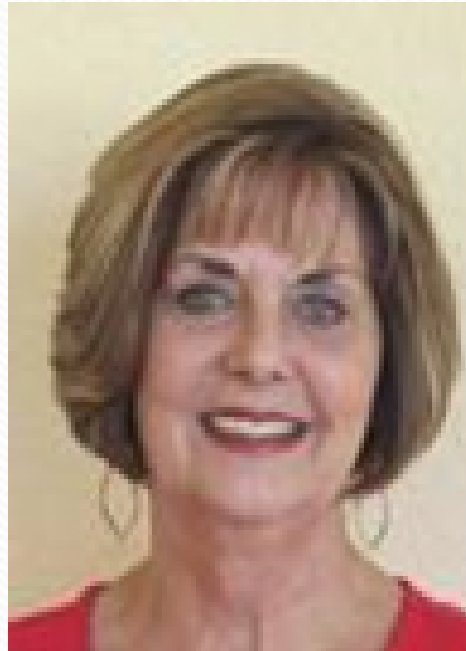
Served 2016-2018

**moved from BellaVita



Ken Wright

Served 2016 – Current
Villas Master Board



Connie Harry

Served 2017 – Current
Villas Master Board



Steve Anderson

Served 2017 - Current



Cindy Dutschke

Served 2018 - Current



Merlin Mohr

Served 2019- Current
Villas Master Board



Sandra Talley

Served 2019 - Current

VILLAS MASTERS REPORT

- The party house in Villa de 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.
- The annual meeting for Villas Master Association is Monday, April 27th at 6:30 p.m. in the BellaVita ballroom. Residents from all three subdivisions are encouraged to attend.

2020 Achieved 5 years of volunteering:

(includes Club officer, HOA Board, HOA Chair & Committee, Block Captains, Group Leaders):

Steve Anderson

Richard Harrison

Linda Kuhn

Jerry Marshburn

Maylene Moore

Rory Potter

Carlos Trevino

Debbie Trust

Ken Wright

2020 Awards - Quarterly

2020 Volunteer of the Quarter:

Jerry Marshburn

Gwen Imhoff

Barb Gorman & Mickey Kinzer

Gene Reddell

ROSE Award



Elections

RECOGNITION OF BOARD SERVICE

ADJOURN

- The newly elected Board will be meeting in the Arts and Crafts room for election of officers for the upcoming year. No other business will be conducted.
- You are welcome to join us or you may enjoy the refreshments being offered.
- Thank you for coming.