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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, FEBRUARY 23, 2022 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  
Bernie Bouman, Director

**DIRECTORS ABSENT**

Sandra Talley, Secretary

**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, President, Shannon Boogades recorded minutes.

**CONSIDERATION MINUTES**

Upon a motion duly made and seconded the January 26, 2022, regular meeting minutes were approved as presented.

**CONFIRMATION OF ELECTRONIC VOTING**

Merlin Mohr briefly discussed the following email votes. Each had motion made; seconded and motion passed.

- Email vote for approval for 2-year Door Maintenance Contract.
- Email vote for approval for painting the pool pump area.
- Email vote for approval for electricity provider – 5-year contract with Constellation.

**PRESIDENT'S REPORT**

- Meet and greet on February 17, 2022, went well.
- Merlin Mohr discussed BellaView and mentioned to those in attendance to let the new neighbors know of this event.
- Special thanks to Connie Harry for bringing the City of Pearland's discussion regarding the additional stormwater fee to the attention of the community. Thank you to Don Smith for his follow up and the rest of the homeowners who attended the City Council meeting.

## OPEN COMMENTS BY BOARD MEMBERS

Bernie Bouman advised that the fence committee has been working on a draft request for proposal for the perimeter fence. Dallas Smith thanked the residents in the audience for coming to the Board meeting.

## TREASURER'S REPORT

### FOR JANUARY 31, 2022, FINANCIALS

The Operating Fund as of January 31, 2022, was \$277,662.91. This balance is down from our December 2021 balance by \$36, 656.06. (Reminder that we transferred \$81,972.02 from operating to reserves).

The Reserve Fund balance as of January 31, 2022, was \$,348,826.09. This balance is \$85,530.70 higher than the January balance representing the referenced transfer from operating as well as our monthly contribution, less expenses for exterior painting paid in January.

The finance committee has reviewed the monthly financials and I move that the Board accept the January 2022 financial statements as prepared by Inframark. Motion was seconded and motion carried.

## MANAGING AGENT'S REPORT

### **February 2022**

- The carpets in the ballroom have been cleaned.
- The 2 new lights have been installed in the back of the clubhouse. One is pointed toward the dumpster and the other is pointed toward the basketball court.
- The painting of the Clubhouse, Annex, Guard House, and gate columns has been completed.
- The crack above the kitchen door has been repaired with the painting crew.
- Pool Building has been painted.
- The sidewalks and curb repair has been completed.
- The clubhouse and annex have been upgraded with the new cellular service for both the fire and alarm system. This is due to the 3G towers sunseting.
- Letters for the 2022 house painting will go out before the end of the week.
- The area behind the desk has been sprayed with a disinfectant cleaner as has all the Arts & Crafts room.
- Attended the City of Pearland City Council meeting with Don Smith and several other homeowners.
- The jukebox has been picked up for repair.
- Blake has painted the light towers on the walkway into the Arts/Crafts entrance.
- Blake has also put in new (higher) edging along the same walkway.
- As much trash as possible has been retrieved out of the lake. Lake Management is on every other week schedule so they will retrieve what is left in their boat.
- Blake has also steam cleaned all chairs in the Ballroom/Arts-Crafts room.
- The area by the large room in the annex has been washed. We are working on getting the bricks back to looking like bricks.
- I am working on getting items to the CPA so they can begin working on our books.
- All 2021 Financials have been posted on the BellaVita website.
- A new j-box has been installed by the hot tub (outside of the building).
- Arts/Crafts closet shelves needed repair and was completed.
- Installed new soap dispensers in restroom.

- Painted all ballroom baseboards.
- Painted main entrance walkway to clubhouse.

### **COMMITTEE REPORTS**

- Architectural Committee – Ruth Southard- None Available
- Awards Committee – Sandra Bornstein –None Available
- Clubhouse Committee – Cindy Dutschke – None Available
- Communications Committee – Lark Billick- Described BellaView; mentioned that the pictures for the directory should be here within the 2 weeks. He would like to set up in the annex to have residents come and pick theirs up.
- Community Relations Committee – Janet DelSardo – Non-Available. Merlin Mohr did mention that we are working on replacing the AED machines; manager is waiting on 2 bids.
- Elections Committee – Ruth Southard – None Available
- Facilities Committee – Dorothy Barrera – None Available. Merlin Mohr mentioned that the sidewalks and curbs were completed.
- Finance Committee – OPEN – None Available. Connie Harry mentioned there is an open position as Chair on the Committee. Don Jensen is still on the committee but in a different capacity. Don Jensen is leading the way on the updated Reserve Study.
- Grounds Committee – Diane Nicolas – None Available
- Nature Reserve Committee – Linda Kuhn – None Available

### **ADDITIONAL BUSINESS**

**Villas Master** – None Available

**Homeowner Concern Forms** – There were many homeowner concern forms turned in. As Sandra Tally was not able to be at this meeting the concern forms will be summarized at the April meeting.

### **NEXT SCHEDULED MEETING**

- Annual meeting of the Homeowners will be held on March 23, 2022, 7:00 p.m.
- Next regularly scheduled meeting is on April 27, 2022, 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.

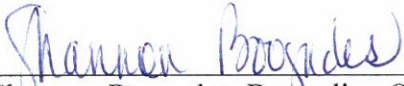
**RECONVENE OPEN SESSION -SUMMARY**

- There were several accounts that the Board requested the Manager to send reminder letters to and Final Demand letters.
- Personnel concerns were discussed.
- Petty Cash request was discussed.
- Discussion was had about the ballroom floor plan. Board requested Manager to contact the Fire Marshal.

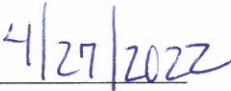
**ADJOURNMENT**

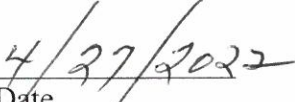
There being no further business, the meeting adjourned at 4:11 PM

Respectfully Submitted,

  
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Shannon Boogades, Recording Secretary

  
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Approved, Sandra Talley, Secretary

  
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Date

  
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Date