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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, JUNE 22, 2022, AT 3:00 P.M.**

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**DIRECTORS PRESENT**

Don Smith, President  
Dallas Smith, Vice President  
Bernie Bouman, Treasurer  
Kenneth Wiggins, Director  
Billy Potter, Director  
Danny Koons, Director

**DIRECTORS ABSENT**

Sandra Talley, Secretary

**IN ATTENDANCE**

18 Homeowners were in attendance.  
Shannon Boogades, Community Manager, Inframark  
Laura Roweton, Community Attendant

**OPENING COMMENTS**

There were 2 speaker requests, the first speaker asked about Harris County taxes and the second asked about job descriptions.

**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 Don Smith, President; Shannon Boogades and Laura Roweton recorded minutes.

**CONSIDERATION MINUTES**

Upon a motion duly made and seconded the May 25, 2022, regular meeting minutes were approved as presented.

**CONFIRMATION OF ELECTRONIC VOTING**

Don Smith briefly discussed the following email votes.

- Email vote for approval for the well pump. Motion was made, seconded and motion passed.
- Email vote for additional funds for carpet cleaning. Motion was made, seconded and motion passed. Don mentioned that the rotation for carpet cleaning was approximately every 6 months.

**PRESIDENT'S REPORT**

- Don Smith complimented the Nature Reserve committees' event over the weekend. It was a well-attended event and very informative. Don Smith mentioned the Grounds committee and the excellent job they are doing with adding the new landscaping and how the clubhouse area is looking great. Don Smith gave a quick update with the Berlino development. Due to the cancellation of the

planning and zoning meeting, Ms. McGuire will need to resubmit her application and the homeowners will get notified when that meeting is set.

## **OPEN COMMENTS BY BOARD MEMBERS**

Dallas Smith thanked everyone for coming to the Board meeting. Kenneth reiterated the thank you to Diane Nicolas and Linda Kuhn for their contributions to the Grounds and Nature Reserve. Bernie Bouman reminded everyone that there will be a Community Town Hall regarding the Scarsdale Wall. This will be held June 29, 2022, at 7 p.m.

## **TREASURER'S REPORT**

### **FOR MAY 31, 2022, FINANCIALS**

The Operating Fund as of May 31, 2022, was \$295,067.74 down \$25,906.44 from our April balance. Last month, the Operating Fund had a surplus over \$32,000 due to several bills not clearing by the end of the April. All these bills are reflected in May's financials and as result the Operating Fund balance that was down approximately \$26,000.

The Reserve Fund as of May 31, 2022, was 1,320,794.22, down \$25,498.09 from our April balance.

The Finance Committee has reviewed the monthly financials and I move that the Board accept the May 2022 financials as prepared by Inframark. Motion made and seconded, motion carried.

## **MANAGING AGENT'S REPORT**

### **June 2022**

- Fire Alarm Testing was completed. BellaVita is within Compliance however there are 3 concerns that need to be addressed. One has been turned over to the Clubhouse Committee. Manager will address the other 2 issues.
- The Flood insurance was paid but due to the National Flood Insurance Program by FEMA we have over paid. They have a new rating methodology -it is called Risk Rating 2.0. Based on the new rating we have received \$187.00 back. This was deposited into the Operating Account.
- \$16,244.65 deposited remotely 5/31/22
- \$13,362.00 deposited remotely 6/8/2022
- Fallow electrical has been here and has repaired the women's restroom.
- 5 residents still using incorrect payment address; this does delay payment because the bank mails to the clubhouse for processing. Letters have been sent to homeowners advising of the change in mailing address.
- Bid is a week out for the A/V repairs/replacement. (As of 6/9/22)
- Bid has been received for a community shredding event. This has been discussed with Board. There are no plans in place yet.
- There has been a change in the staffing duties at the front desk. Carolina has been designated the point person at the desk for all club events, committee events, groups, and overall scheduling. Going forward, clubs and committees, private parties, bereavement requests will be addressed to her. Newsletter items will need to be sent to Carolina with a copy to me. All final review from Manager.
- The new well pump has been installed. Landscaping team is finalizing and testing the 22 zones.
- New landscaping is being installed.
- Cameras have been installed in the Clubhouse kitchen, pending installation for the Annex kitchen.

## COMMITTEE REPORTS

Requested to add: Facilities Committee Chair – Rex Hemme.

- Architectural Committee – Ruth Southard- None Available
- Awards Committee – Sandra Bornstein –None Available
- Clubhouse Committee – Cindy Dutschke – None Available
- Communications Committee – Lark Billick- None Available
- Community Relations Committee – Janet DelSardo – Janet is working with Lark Billick regarding the AED's.
- Elections Committee – Ruth Southard – None Available
- Facilities Committee – OPEN – None Available
- Finance Committee – Connie Harry – None Available. Bernie Bouman mentioned the 2022 Reserve Study has been approved by the Finance Committee and will be set to Board for approval next month (July).
- Grounds Committee – Diane Nicolas – None Available
- Nature Reserve Committee – Linda Kuhn – the Nature Reserve's calendar is normally dropped off in July and ramped back up again in September. She wanted to also bring to everyone's attention to the sightings of more than usual animals. It so far, has been a very hot summer and we are approaching a drought situation. If you want to help, please set out water in containers outside. The animals from the Nature Reserve are looking for water which is why you are seeing more than normal.

## ADDITIONAL BUSINESS

**Villas Master** – None Available

**Homeowner Concern Forms** – There were many homeowner concern forms turned in. Bernie Bouman read several:

- A tree that should be looked at because it was struck by lightning several years ago.
- A request for a recumbent bike.
- Is the Board planning on attending the City Planning and Zoning meeting?
- 5 requests for kitchen floor and arts & crafts kitchen floor replacement.
- Mold is forming on new tile at the pool.
- Sprinkler head broken by RusticScapes. Homeowner called Jimmy, but there was no response.
- A neighbor liked the stain his neighbor used on his fence and would like to know if the Board knew what color it is?

There were many "Going the extra mile" forms which Sandra Talley mentioned.

- There was five for Carolina Garcia for various reasons.
- There was one for Shannon Boogades for assisting a resident with their account.
- There was one for our temporary maintenance helper, Chris.

## NEXT SCHEDULED MEETING

- Next regularly scheduled meeting is on July 27, 2022, at 3:00 p.m.

## ADJOURNMENT

The open portion of the May 2022 Board of Directors meeting was adjourned at 3:28 p.m.

**EXECUTIVE SESSION**

Executive session was called to order at 3:30 p.m. 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.

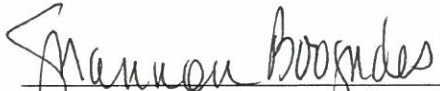
**RECONVENE OPEN SESSION -SUMMARY**

- There were several accounts that the Board requested updates on regarding delinquencies.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 4:10 PM

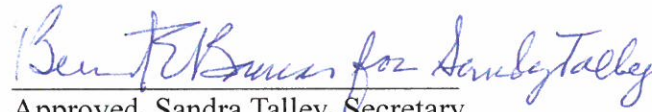
Respectfully Submitted,

  
Shannon Boogades, Recording Secretary

7/27/2022  
Date

  
Laura Roweton, Recording Secretary

7/27/2022  
Date

  
Approved, Sandra Talley, Secretary

7/27/2022  
Date