



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS' ASSOCIATION, INC. HELD ON WEDNESDAY, SEPTEMBER 28, 2022, AT 3:00 P.M.

DIRECTORS PRESENT

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

DIRECTORS ABSENT

IN ATTENDANCE

11 Homeowners were in attendance.
Shannon Boogades, Community Manager, Inframark
Katie Ivanics, Director of Community Management, Inframark

OPENING COMMENTS

There was one resident who requested to speak. One resident mentioned that the gate at the end of S. Primavera is a safety concern and there is a way to keep it shut. One way would be to have an entrance gate on Ameno Dr. and have the exit only gate. The Board acknowledged his suggestions and concerns and advised they would take it under advisement.

CALL TO ORDER

Due notice of the meeting having been given and a quorum being present, the meeting was called to order at 3:05 PM by Don Smith, President; Shannon Boogades recorded minutes.

CONSIDERATION MINUTES

Upon a motion duly made by Potter; seconded by Talley, the August 24, 2022, regular meeting minutes were approved as presented.

CONFIRMATION OF ELECTRONIC VOTING

Don Smith briefly discussed the following email vote:

- Email to approve on new employee salary. Motion was made to ratify the evote by Dallas Smith and seconded by Wiggins; motion carried.

PRESIDENT'S REPORT

- Don Smith mentioned that there was an updated authorization policy that needed to be updated outlining spending policies for Managing Agent, Manager, and Committees. Bouman made motion to approve and file with the county; Potter seconded; motion carried.
- Don Smith mentioned that we are in the standby mode regarding the Berlino Tract of land. Ms. McGuire has not sent in any updated plans.
- The alligator that was in our lake; has moved off to greener pastures. The animal catcher was unable to trap him. However, if anyone sees the alligator, please let Shannon know.
- The berm on the lake was repaired however, in doing so a few sidewalk slabs were broken.
- We have received the roof report from the engineer that we asked to check the current roof for structural damage.
- The Board will be having a workshop wherein the Finance Committee and Bernie will present the 2023 budget. The Board has the ultimate responsibility to approve or change. Assuming there are no changes from the Board we will likely be approving the 2023 budget at October Board Meeting.

OPEN COMMENTS BY BOARD MEMBERS

Bernie Bouman mentioned the Scarsdale Wall bids have been received and the task force is evaluating them.

Danny Koons wanted to thank Walter Pasciak, Bernie Bouman and all of those who participated in creating the budget for the coming year.

Dallas Smith mentioned that he wanted to mention something about the gates; due to the 4 ft gates behind everyone's house that backs up to the Nature Reserve the gate at the end of S. Primavera may slow someone down, but it certainly will not solve the problem of safety.

Sandra Talley thanked the Board, staff, and all of those who have sent cards and flowers; it is appreciated and helped.

Billy Potter mentioned that the Vet's club is suspended. It is possible to resurrect when/if the younger residents decide they want to start it back up.

TREASURER'S REPORT

The Operating Fund as of August 31, 2022, was \$227,681.85 down \$27,995.26 from our July balance. The change in the Operating Fund balance is attributed to various items, including maintenance and repairs, chemicals to control algae in the lake, tree maintenance, an audit of our financials, staff overtime, water irrigation and cable TV increases.

The Reserve Fund as of August 31, 2022, was \$1,302,475.92 up \$21,399.84 from our July balance. The positive change in the Reserve Fund balance was due to having only one expense item for the month - the refinishing of front doors.

The Finance Committee has reviewed the monthly financials and I move that the Board accept the August 2022 financials as prepared by Inframark. Wiggins made motion, and Koons seconded it; motion carried.

MANAGING AGENT'S REPORT

September 7th deposit amount was \$27,278.60

September 13th deposit amount was \$6,323.00

September 20th deposit amount was \$3,034.60

September 27th deposit amount was \$8,147.00

As mentioned last month staff is still going through boxes that were in storage. Any documents are being saved electronically. We are finding some items that we are mailing back to the current homeowners.

The Pool contract has been extended until 9.30.23.

The 2021 Taxes have been completed and have been mailed to the IRS.

The last trash can was ordered and placed on the lake replacing all the older ones.

New parking stops have been ordered.

Neighborhood Night Out requests with the City of Pearland have been made.

One check to pay for the new pool chairs has been received; pending second check so new chairs can be delivered. The second check was delivered yesterday, Clubhouse Committee has picked them up from me and taken to Chair King. Pending delivery.

Preventative Maintenance was done on ice machine 9/23/22

New kitchen A/C was installed 9/23/22

Water well application fee was sent out to the Subsidence District and all water bills were sent to vendor for compilation to send to Harris- Galveston Subsidence District.

A/C vendor was called due to items listed on the roofing report.

Preparations for Mistletoe Market have begun.

Requests for City of Pearland's Neighborhood Night Out has been made in addition to Harris County.

Request for plumber to come out to verify kitchen items that may or may not be plumbed correctly.

The staff has been instrumental in assisting with signage, flyers, parking passes for the vendors and lunch tickets for the vendors for Mistletoe Market.

COMMITTEE REPORTS

- 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 – None Available
- Elections Committee – Ruth Southard – None Available

- Facilities Committee – Rex Hemme – The front door project is continuing but should be completed by October 2022. Panels on concrete will be repaired when the Committee advises him to bid other items that need to be repaired. Rex Hemme also wanted to give mention to Danny Koons because of the help he has given them.
- Finance Committee – Connie Harry – Report given by Bernie Bouman. The Finance Committee has completed the budget and has presented it to the Board. The Board will have a workshop to discuss the 2023 Budget and we anticipate approving it at the October Board meeting.
- Grounds Committee – Diane Nicolas – None Available
- Nature Reserve Committee – Linda Kuhn – Linda mentioned that our alligator retriever indicated that he is putting traps out to catch the feral hogs based on Harris County request but to date no one on the committee has seen said traps. However, Cindy Purtee is putting down “Hog-Scram.” In addition, there was a resident who was firing a pellet gun (bb gun) into the nature reserve and narrowly missed another resident. A police report was filed. The berm on Clear Creek have had their schedule changed. The frog pads that were put into the pool/hot tub have been taken and no one seems to know where they are. The Harris County Flood Control district is assisting the Nature Reserve Committee in obtaining assistance in building an Eagle platform for nesting.

ADDITIONAL BUSINESS

Villas Master – The Annual Meeting is due so we should be hearing about that date soon. Budget, Taxes, and Audit has been passed; Villa Verde is in pretty good shape however, Villa D’Este is not. The Palm trees along Scarsdale will be trimmed next week, The collections for VM are ok. The next meeting is scheduled for January 2023.

Homeowner Concern Forms – There were many homeowner concern forms turned in. Billy Potter read several however, Billy Potter mentioned that some of the residents prefer to keep their names private. This alleviates any homeowner animosity with their neighbors.

- There was a tree trimming on the wrong street.
- Wording in the violation letters is completely wrong.
- Christmas Eve/Day the gates were left open; we should be thinking of security.
- Chain link fence along Scarsdale is too low.
- Use Ameno entrance as the entrance to the Nature Reserve and use the PrimaVera entrance as the Exit only and keep it locked.
- There are rules being broken on Sunday and there is no staff here to have wristbands given. Could we change kids hours to none on Saturday/Sunday because there are those who still work who would like to enjoy the pool on their days off.
- RusticScapes steps on plants.
- Streetlight is almost completely covered by a tree.

There were 2 Going the Extra Mile Forms.

- Danny Koons for taking care of the pool lights.
- Carolina Garcia (staff member) who worked a long day and came in on her day off.

NEXT SCHEDULED MEETING

- Next regularly scheduled meeting is on October 26th, 2022, at 3:00 p.m.

ADJOURNMENT

The open portion of the August 2022 Board of Directors meeting was adjourned at 3:47 p.m.

EXECUTIVE SESSION

Executive session was called to order at 3:52 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.

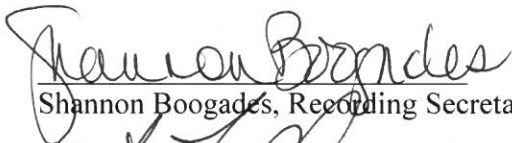
RECONVENE OPEN SESSION -SUMMARY

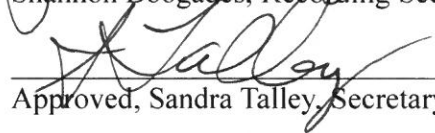
- There were several accounts that the Board requested updates on regarding delinquencies and requested reminder notices be sent.
- The Board discussed the Observed holiday for Christmas day which is Monday, December 26th and the Board opted to close the Clubhouse for the day.
- The required weapon signs will be put in a conspicuous location at the entrance to the clubhouse and to the Annex. See Texas Penal Code Section 30.06 and 30.07 for reference.
- Discussion regarding Veteran's Club.

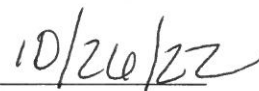
ADJOURNMENT

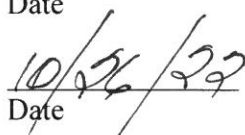
There being no further business, the meeting adjourned at 4:35 PM

Respectfully Submitted,


Shannon Boogades, Recording Secretary


Approved, Sandra Talley, Secretary


Date


Date

