



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS' ASSOCIATION, INC. HELD ON WEDNESDAY, NOVEMBER 16, 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

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 recorded minutes.

CONSIDERATION MINUTES

Upon a motion duly made by Talley; seconded by Wiggins, the October 26, 2022, regular meeting minutes were approved as presented.

CONFIRMATION OF ELECTRONIC VOTING

None

PRESIDENT'S REPORT

- Don Smith discussed the Scarsdale Wall but will defer to Bernie Bouman as Chair of the Task force.
- Also discussed was the roof repair which is on track to start at the end of November, 2022, deferring to Danny Koons.

OPEN COMMENTS BY BOARD MEMBERS

Bouman discussed the Scarsdale Wall and approximate timeline. There will be a meeting with the vendor and affected homeowners prior to the start of the project.

Koon discussed the start of the roof repairs on the clubhouse toward the end of November, 2022 as scheduled.

TREASURER'S REPORT

The Operating Fund as of October 31, 2022, was \$177,799.04 down \$6,641.81 from our September balance.

The Reserve Fund as of October 31, 2022, was \$1,335,767.64 up \$13,419.89 from our September balance.

The Finance Committee has reviewed the monthly financials and I move that the Board accept the October 2022 financials as prepared by Inframark.

Billy Potter made motion, and Dallas Smith seconded; motion carried.

MANAGING AGENT'S REPORT

November 1st deposit amount was \$17,061.95

November 9th deposit amount was \$11,815.65

November 15th deposit amount was \$2,358.00

November 22nd deposit amount was \$2,882.00

Pool Chairs were delivered on Wednesday, Oct 5th.

A backed-up sink was left in the kitchen, maintenance was able to clear it.

The South fountain motor has been taken back to the shop to see if it can be repaired. The fountain has been returned to the lake November 15th and is working. Lake Management had pulled some of the bushy pond week from the stream. Hopefully with the cold weather the growing season for the weed will slow down.

We have had one interview for maintenance and 2 more are scheduled this week.

Due to a rodent issue, we have had our pest control company out to set traps in the attic.

The well permit from Harris-Galveston Subsidence District has been approved.

COMMITTEE REPORTS

Recommendation from Clubhouse Committee to add Jackie Robbins as a member to fill a vacancy. Dallas Smith made motion; Bouman seconded; motion carried.

- 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 – None Available
- Finance Committee – Connie Harry – None Available
- Grounds Committee – Diane Nicolas – None Available
- Nature Reserve Committee – Linda Kuhn – Update: There have been no indication of pigs encroaching into the Nature Reserve. We have also not seen any motorized vehicles. Linda did mention the City of Pearland has opted to utilize a bond program versus the impervious water drainage “tax.” Linda mentioned that a Fall Guided Nature Reserve Trail tour has been scheduled for November 26,

- 2022. Linda also mentioned that the committee would also be giving away wildflowers. Everyone who wants to go can meet at the West Gate by the platform. No sign-up is necessary

ADDITIONAL BUSINESS

Villas Master – Villas Master has their Christmas decorations up.

Homeowner Concern Forms –

- A concern form was turned in regarding a broken curb.

NEXT SCHEDULED MEETING

- Next regularly scheduled meeting is on January 25th, 2022, at 3:00 p.m.

ADJOURNMENT

The open portion of the August 2022 Board of Directors meeting was adjourned at 3:56 p.m.

EXECUTIVE SESSION

Executive session was called to order at 4:00 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 Inframark recognized holidays will be recognized at Bella Vita as well. Monday, December 26th the clubhouse will be closed and Monday, January 2nd the clubhouse will be closed.
- There was a discussion regarding staff scheduling for the month of December.

ADJOURNMENT

There being no further business, the meeting adjourned at 4:05 PM

Respectfully Submitted,

Shannon Boogades, Recording Secretary

Date

Approved, Sandra Talley, Secretary

Date