

BELLA VITA  
ANNUAL  
MEETING  
2022



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**BellaVita at Green Tee Homeowners' Association**

**Annual Homeowners' Meeting Agenda**

**BellaVita Clubhouse Ballroom, Pearland, TX 77581**

**7:00 PM March 23, 2022**

**ZOOM CONFERENCE CALL**

**Phone: 346.248.7799**

**Meeting ID: 854 5553 0092**

**Passcode: 890511**

**<https://us02web.zoom.us/j/85455530092?pwd=R3VCTGNuakpFRWtyVkJmY3JYEtNZz09>**

Determination of Quorum and Call to Order	HOA President, Merlin Mohr
Introductions of BellaVita Board and Staff	Merlin Mohr
Notice of 2021 Annual Meeting Minutes Approved at Regular Board Meeting	Merlin Mohr
Treasurer's Report	Connie Harry
State of the Association	Merlin Mohr
Villas Master HOA Report	Billy Potter
Awards Committee presentation	Sandra Bornstein
Election Committee Report, 2022 Elections	Ruth Southard, Chair
Recognition of Board Service	Shannon Boogades, Inframark
Adjourn to Board of Directors Organizational Meeting	Merlin Mohr

# AGENDA

## CONTINUED

- **BOARD OF DIRECTORS ORGANIZATIONAL MEETING**
- **BellaVita Clubhouse Arts & Crafts Room, Pearland, TX 77581**
  - IMMEDIATELY FOLLOWING THE ANNUAL MEETING
    - Wednesday, March 23, 2022
- Determination of Quorum
- Call Meeting to Order
- New Business
  - Election of Officers
  - Signature Cards
  - Representatives for VMA Board
- Adjournment



# BELLA VITA BOARD 2021



Merlin Mohr



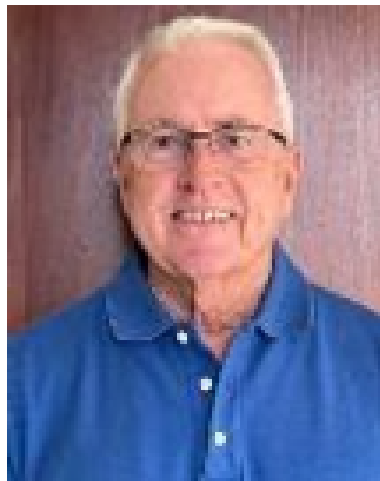
Dallas Smith



Sandra Talley



Connie Harry



Don Smith



Billy Potter



Bernie Bouman



# BELLA VITA STAFF



Katie Ivanics,  
Director



Shannon Boogades  
Community Mgr



Carolina Garcia,  
Coordinator



Laura Roweton,  
Clubhouse Attendant



Elke Borzel,  
Clubhouse Attendant

2021 Annual  
Minutes were  
approved at the  
April 28, 2021  
Regular Meeting.



# Meeting Minutes



# Treasurer's Report 2022 – Connie Harry

- 2021 BALANCE SHEET
- 2021 REVENUE & EXPENSES
- 2021 OPERATING BUDGET EXPENSES



## **UNDERSTANDING DIFFERENCE BETWEEN OPERATING FUND AND RESERVE ACCOUNT**

Just as we personally have a checking account for everyday expenses and a savings account for unforeseen or future planned events, the HOA must keep these two types of funds as well and maintain separately.

### **OPERATING FUNDS:**

These funds are for our day-to-day operations of the community. One category is contracted services, such as landscaping, property management, gate maintenance. The HOA makes every attempt to secure long term contracts to achieve maximum competitive bids. Another category is administrative costs such as accounting, legal, office expenses and regular maintenance and repairs.

### **RESERVE ACCOUNT:**

These funds are maintained in a separate account to be used for replacing the community's components, not regular repairs. These are for capital improvements and replacement based on the long-term life expectancy of components: exterior of the buildings, roof replacement, concrete fence, pool restoration, streets, and sidewalks, as well as other infrastructure components identified in our Reserve Study

*(2022 Reserve Study just completed but not released yet).*

# Balance Sheet

12.31.21

## Assets

### Operating Fund:

Checking and Petty Cash

314,618

**Total Operating Fund**

**314,618**

### Reserve Fund:

Checking

78,804

ICS

1,184,490

**Total Reserve Fund**

**1,263,295**

**Total Assets**

**1,571,914**

**Total Liability & Equity**

**1,571,914**

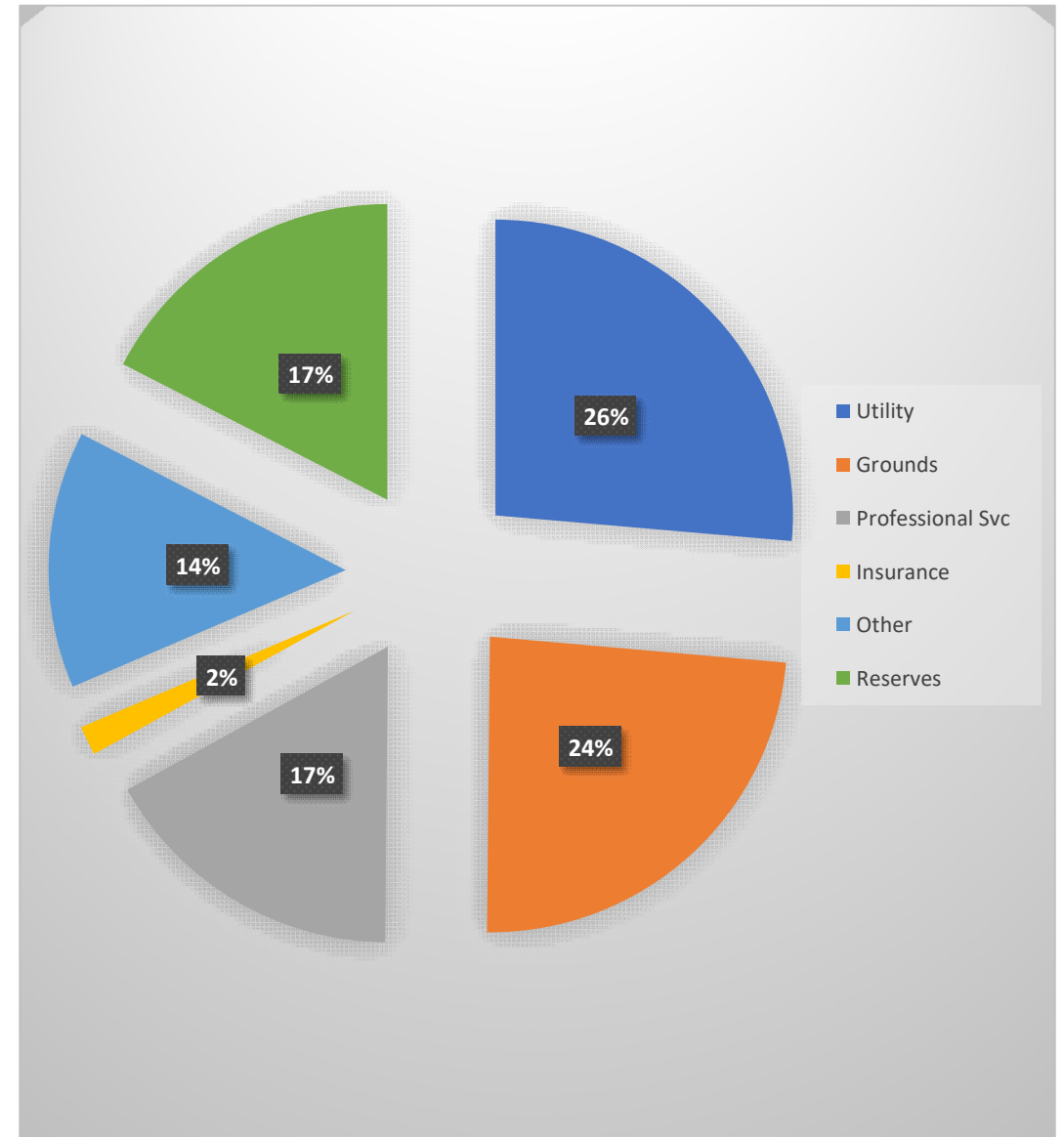
# Operating Revenue and Expenses

	2021 Actual	2021 Budget
<b>Revenue</b>		
Assessment	1,945,842	1,942,992
Other	<u>123,845</u>	<u>67,279</u>
<b>Total Revenue</b>	<b>2,069,687</b>	<b>2,010,271</b>
<b>Expense</b>		
Utility	524,667	510,376
Grounds	472,232	500,348
Professional Svc	334,266	345,850
Insurance	31,461	31,200
Other	279,190	276,597
Reserves	<u>345,900</u>	<u>345,900</u>
<b>Total Expense</b>	<b><u>1,987,716</u></b>	
<b>Surplus</b>	<b>81,971</b>	



# 2021 Operating Budget

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COLLABORATIVE  
REOPENING  
-BOARD AND  
CLUBS





# COMMITTEE HIGHLIGHTS





# FACILITY UPGRADES





MOVING FORWARD





VILLAS  
MASTER  
Billy Potter



# Villas Master

- Villa D Este gates have been painted.
- Palm Tree trimming along Scarsdale Blvd.
- Superior Landscape was hired to take over Scarsdale Blvd. mowing and care on January 1, 2022
- Annual Meeting for Villas Master is April 25, 2022 at 7 p.m. in the BellaVita Ballroom.
- Approved BV to go outside of original fence vendor for the concrete fence along Scarsdale Blvd.

Awards  
Sandra Bornstein,  
Chair





# 2021 Achieved 5 years of volunteering:

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

- Lark Billick
- Bernie Bouman
- Nancy Bouman
- Erica DenHartog
- Gary Donovan
- Rosemary Grimmet
- Jim Jermyn
- Tommie Johnson
- Janice Roberts
- Mike Robson
- Mike Warneke
- Al Wiley

## 2021 Volunteer of the Quarter

- Kathy Wright
- Don Jensen
- Janice Roberts
- Cindy Dutschke

# Rose Award

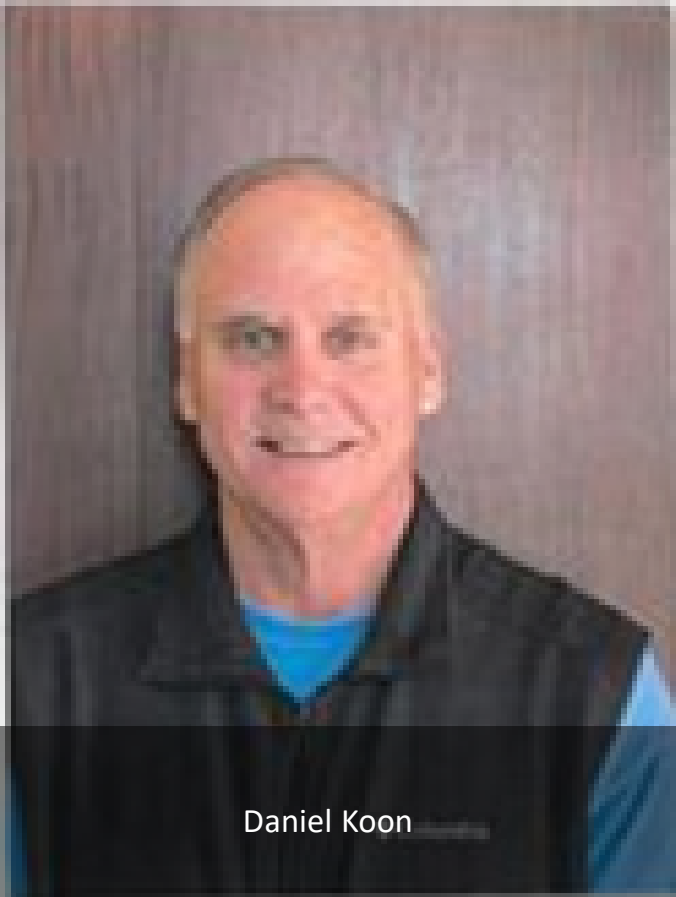




Elections,  
Ruth  
Southard,  
Chair



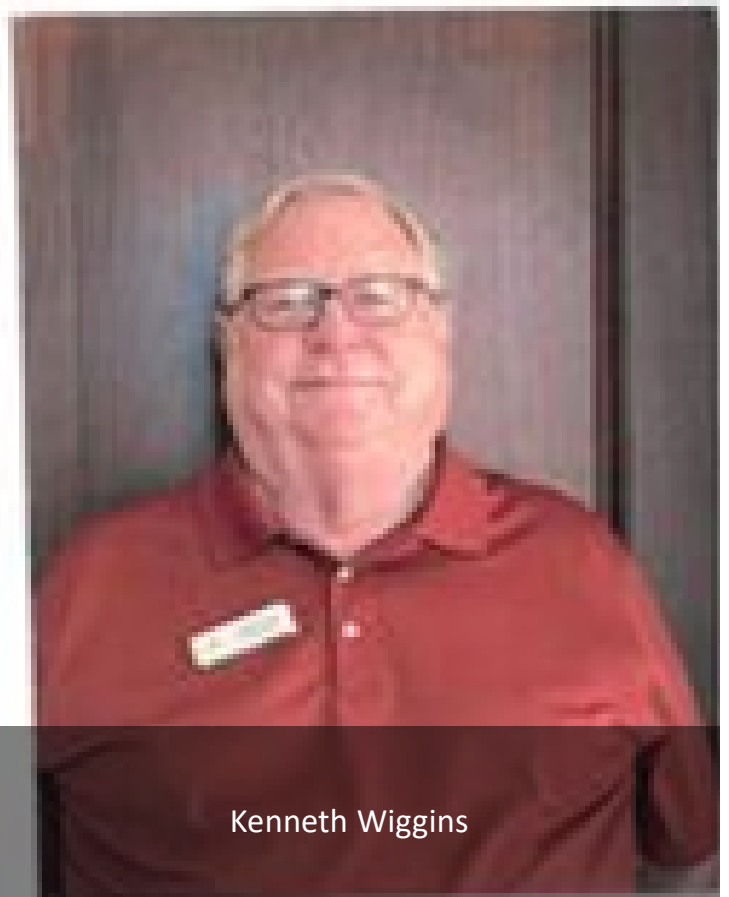
# 2022 New Board Members



Daniel Koon



Billy Potter



Kenneth Wiggins



Recognition  
of Board  
Service



Connie Harry



Merlin Mohr

# Adjourn

The newly elected Board will be meeting to determine election of officers for the upcoming year and appointment of Villas Master board representatives. No other business will be conducted.

You are welcome to join them, or you may join us for a light snack and beverages.

Thank you all for attending.