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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, MAY 24, 2023, AT 3:00 P.M.**

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**HOMEOWNER SPEAKER** - None

**DIRECTORS PRESENT**

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

**DIRECTORS ABSENT**

None

**IN ATTENDANCE**

20 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 OF MINUTES**

Upon a motion duly made by Potter, seconded by Bouman, the April 26, 2023, regular meeting minutes were approved as presented.

**CONFIRMATION OF ELECTRONIC VOTING**

Don Smith briefly discussed the following evotes: None.

**PRESIDENT'S REPORT**

- Don Smith mentioned there is an update on the wall which he will leave for Bernie to update.
- Also mentioned was the addition of our new maintenance staff member, Rickie Newsome.

**OPEN COMMENTS BY BOARD MEMBERS**

Ken Wiggins thanked the Grounds committee and the Nature Reserve Committee for all of the hard work they do.

Dallas Smith thanked everyone for coming.

Mary Walker advised that the AED's were on order.

Bernie Bouman gave a brief overview of the status of the Scarsdale Wall.

### **TREASURER'S REPORT**

The Operating Fund as of April 30, 2023, was \$202,744.40, up \$846.25 from our March balance.

The Reserve Fund as of April 30, 2023, was \$1,163,472.09, up \$6,010.22 from our March balance.

The Finance Committee has reviewed the monthly financials and Bernie Bouman moved that the Board accepts the April financials for audit. Bouman made motion, seconded by DE Smith, motion carried.

In addition, an update was provided to the residents from Bernie Bouman regarding the brokerage account. The funds have been moved to Wells Fargo brokerage.

### **MANAGING AGENT'S REPORT**

The new Recumbent bike has been delivered.

Rickie Newsome started as our new Maintenance personnel. If you see him, please say hi. We are attempting to get caught up on many projects that have been put on hold. He has a long list of projects!

The AEDs are on order pending delivery.

Air Conditioner in the Annex is temporarily fixed. We will need a new generator soon. A bid is being provided.

New "no fishing" signs have been ordered as are "caution snake" signs. Delivery within 5-7 days.

There are 3 applications for our desk position, pending interviews.

The 2022 Audit has been received and is being reviewed by the Finance Committee.

Update for a/v – waiting for a follow-up for one vendor regarding another option.

Lake Management has been out to do their visit and has treated the stream and the lake for various underwater weeds.

Receiving set up information with local law enforcement for upcoming NNO 23.

A call was made to gate vendor for repair to operator that was hit. The internal alarm was going off, and the vendor repaired it.

## **COMMITTEE REPORTS**

The Community Relations Committee has added Donna Ferrari, Linda Wolf, and Robbie Ladd. The Facilities Committee has added Fred Fargo, Fred Kuo and Cris Reyna and both committees submitted the additional volunteers to management for insurance purposes. BellaVita website will be updated accordingly. DE Smith made a motion to accept these volunteers to the Community Relations Committee, Bouman seconded, motion carried. Potter made motion to accept the volunteers to the Facilities Committee, Bouman seconded, motion carried.

- Architectural Committee – Ruth Southard- None Available
- Awards Committee – Sandra Bornstein –None Available
- Clubhouse Committee – Carlos Trevino – None Available
- Communications Committee – Lark Billick- None Available
- Community Relations Committee – Billie Velazquez updated the Board and residents that the AED class will be June 17<sup>th</sup> and to watch for the advertising in the newsletter.
- Elections Committee – Ruth Southard –None Available.
- Facilities Committee – Rex Hemme – None Available.
- Finance Committee – Connie Harry – None Available.
- Grounds Committee – OPEN- None Available.
- Nature Reserve Committee – Linda Kuhn – Saturday walks in the woods that Cindy Purtee has been giving will be on hiatus through the summer months due to heat and mosquitos. Linda Kuhn advised that the garden at Ameno will be reseeded due to the flooding that had occurred. Thank you to Danny Koons for assisting with the drainage in the Ameno garden area. The Nature Reserve will be having another “Bringing the outside in” event and they will be selling t-shirts this year. There is a sign-up sheet at the front desk. Linda discussed the “Longwood Project” briefly, the City of Pearland must move the water treatment plant on Dixie Farm Dr. due to it not functioning properly. The water will be routed through our berms via pipeline. The city has sent over a Request to Enter for engineering geotechnical input and while there are a few mistakes on the document the City and BellaVita are working together to come to a mutual understanding of what needs to happen.

## **ADDITIONAL BUSINESS**

**Villas Master** – Villas Master has had landscape lighting upgrades at entrances. Villa Verde has concerns about thefts in their neighborhood. Villa De’ Este is requesting bids for a camera system and there have been some tree removals. The neighborhoods are still getting bids for winter décor.

**Homeowner Concern Forms** – There was one regarding the cleanliness of the pool, one request for the Board to speak to the City about putting a light at Scarsdale and BellaVita drive, one regarding shrubs that appear to be dead, one for broken irrigation, one for a resident who has some of the old fence left in his yard, and a request for acoustic sound absorbers for the arts and crafts room.

## **NEXT SCHEDULED MEETING**

- Next regularly scheduled meeting is on June 28, 2023, at 3:00 p.m.

**ADJOURNMENT**

The open portion of the April 2023 Board of Directors meeting was adjourned at 4:04 p.m.

**EXECUTIVE SESSION**

Executive session was called to order at 4:10 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 where the Board requested updates on noted delinquencies and requested reminder notices be sent.
- A date was set for signers on the Amegy account to change over previous signers to current signers.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 4:30 PM

Respectfully Submitted,

  
Shannon Boogades, Recording Secretary

6/28/23  
Date

  
Approved, Billy Potter, Secretary

6/28/23  
Date