



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS' ASSOCIATION, INC. HELD ON WEDNESDAY, JUNE 28, 2023, AT 3:00 P.M.

HOMEOWNER SPEAKER - None

DIRECTORS PRESENT

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

DIRECTORS ABSENT

None, Vice President

IN ATTENDANCE

15 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 Bouman seconded by Wiggins, the May 24, 2023, regular meeting minutes were approved as presented.

CONFIRMATION OF ELECTRONIC VOTING

Don Smith briefly discussed the following evotes:

- Approval of the A/C Condenser and Air Handler in annex. Bouman made motion to approve, Potter seconded, motion carried.
- Approval for BMI Music License. Potter made motion, Walker seconded, motion carried.

PRESIDENT'S REPORT

- Don Smith mentioned that Dallas Smith had turned in his resignation which has left us without a Vice-President. The Board has asked Danny Koons to assume the Vice President position. This would include removing Dallas Smith as a signer on our bank accounts (New First, Amegy, and Wells Fargo Brokerage) and adding Danny Koons in his place. Motion was made by Bouman, seconded by Potter, motion carried.
- In moving Danny to the Vice-President position, we now have an empty Director position. The Board has asked Linda Kuhn to assume that position. Her knowledge and skill set will be a great fit for the current Board. Wiggins made motion, Bouman seconded. motion carried.

- The Elections Committee has asked that Leslie Malone be added to the Committee. Walker made motion, Bouman seconded, motion carried.

OPEN COMMENTS BY BOARD MEMBERS

Ken Wiggins mentioned that the Grounds Committee has chosen Janet O'Connor to be the new Grounds Committee chair. Wiggins made motion, Walker seconded, motion carried.

Bernie Bouman gave a status update regarding the Scarsdale Wall. The contractor is now installing capstones and repairing some of the dings in the wall. They are also working on irrigation. At the worst case, the wall should be completely completed in September.

TREASURER'S REPORT

The Operating Fund as of May 31, 2023, was \$185,34.40, down \$18,404 from our April balance. The decrease in the account balance is attributed to various maintenance and repair items including the floor replacement in the kitchen and office, and the new AED's and air handling repairs.

The Reserve Fund as of May 31, 2023, was \$1,161,462.31, down \$8,116.42 from our April balance. The decrease in the account is attributed primarily to house painting.

The Finance Committee has reviewed the monthly financial figures and I move that the Board accept the May financials for audit.

MANAGING AGENT'S REPORT

The AEDs are on order pending delivery.

The compressor for the A/C unit in the Annex has been repaired.

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

Update for A/V – Bids are in final review.

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

A no parking sign has been ordered to be posted on the basketball court pole to prevent parking on the basketball court. The basketball court lines have been repainted.

New batteries have been purchased for the golf cart.

Received invoice for 2023 - 2024 Motion picture license. BMI license has been paid.

Parking Lot light timers have been changed.

Promaxima has been called regarding the new recumbent bike and the shoulder press seat. Pending scheduling date.

Addressed ticket sales with Advisory Committee and Staff.

Discovered Clear Creek ISD Tax Records has misapplied payments thus leading to what appeared to be delinquent accounts. After discussion with the tax clerk, the error was found, and we do not have any delinquent accounts with Clear Creek ISD.

Maintenance completed:

Created storage for staff Christmas totes.

Painted/primed posts for new wall.

Pressure washed golf cart.

Replaced cabinet pulls in Annex and Arts/Crafts room.

Organized Belles storage closet.

Repaired Arts/Crafts room faucet.

Replaced ceiling fans (porch of Annex).

Cut down tree/bush for Grounds Committee outside of gym. Worked on irrigation at the front of the community with Grounds Committee.

Cleaned and organized all maintenance closets.

COMMITTEE REPORTS

- 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 regarding the AED seminar and hoped that the next time we have this event more will come.
- Elections Committee – Ruth Southard –None Available.
- Facilities Committee – Rex Hemme – None Available.
- Finance Committee – Connie Harry – Connie Harry advised the Board that the Finance Committee had reviewed the Audit and had recommended the Board approve the Audit as presented. The Board advised that it would be tabled until July 2023 Board Meeting allowing it to be added to July 2023 Agenda.
- Grounds Committee – OPEN- None Available.
- Nature Reserve Committee – Linda Kuhn – Linda Kuhn announced that she has resigned as the chair for the Nature Reserve Committee. She indicated that she does have plans to assist the new chair when one is recommended.

ADDITIONAL BUSINESS

Villas Master – This is for Villa D’Este and Villa Verde and does not include Bellavita. The neighborhoods are still getting bids for winter décor. Villa D’Este has had their broken sign repaired. The next meeting is scheduled for August 16th in the BellaVita Ballroom at 6:00 p.m.

Homeowner Concern Forms – There was one regarding the cleanliness of the pool; this was addressed with the vendor and the powder that was put into the pool was not a shock treatment. It was to bring the current levels in the pool up to safety level. No one was in harm’s way. There was one regarding teenagers exiting the gates. The non-emergency number for Pearland Police department should be called regarding this as this is simple trespassing. There was another for curb and cul-de-sac damage due to a trash truck. These things will

likely happen because the cul-de-sacs are small, and the trash trucks are very large. The repair has missed this years' list but will be added to next year's list. Another was a concern regarding the landscaping on Riviera Circle. The Grounds Committee will address this however, some must be reviewed to see if they are common area or if they belong to the homeowner as some homeowner's property does go to the street. Another was regarding the ticket sales. The original plan is listed in the Rules and Regulations, and this is what the community will be reverting back to. Shannon will put together language to that effect.

NEXT SCHEDULED MEETING

- Next regularly scheduled meeting is on July 26, 2023, at 3:00 p.m.

ADJOURNMENT

The open portion of the May 2023 Board of Directors meeting was adjourned at 3:34 p.m.

EXECUTIVE SESSION

Executive session was called to order at 3:45 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. Final Demands were requested to be sent for account # XXX490 and XXX734.
- 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 4:25 PM

Respectfully Submitted,


Shannon Boogades, Recording Secretary

7/25/23
Date


Approved, Billy Potter, Secretary

7/25/23
Date