



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS' ASSOCIATION, INC. HELD ON WEDNESDAY, JULY 26, 2023, AT 3:00 P.M.

HOMEOWNER SPEAKER – George Dodd and Walter Pasciak

DIRECTORS PRESENT

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

DIRECTORS ABSENT

None

IN ATTENDANCE

17 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 3:09 PM due to guest speakers at the beginning of the meeting by Don Smith, President; Shannon Boogades recorded minutes.

CONSIDERATION OF MINUTES

Upon a motion duly made by Billy Potter, seconded by Danny Koons, the June 28, 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 that we are saying Happy Anniversary and Goodbye to Carolina. She has accepted the position as a Portfolio Manager with Inframark. She will be able to work from home and be available for her children.

OPEN COMMENTS BY BOARD MEMBERS

Bernie Bouman thanked the task force for assistance with the Wall project. Bernie also mentioned that there was a delay due to Comcast lines not being in the proper place.

Danny Koons gave a brief overview of the status of the Scarsdale Wall. The painting is done, and the contractor has removed the majority of the temporary fence. They are filling in the dirt underneath the fence.

TREASURER'S REPORT

The Operating Fund as of June 30, 2023, was \$184,894.38 down \$446.02 from our May balance.

The Reserve Fund as of June 30, 2023, was \$1,001,346.89, down \$160,316.90 from our May balance. The decrease in the account is attributed to house painting, refinishing doors, perimeter wall construction and exercise equipment.

The Finance Committee has reviewed the monthly financials and I move that the Board accepts the June financials for audit. Billy Potter made motion; Kenneth Wiggins seconded; motion passed.

The Finance Committee recommended to the BellaVita Board of Directors at the June meeting to approve the 2022 Audit. Bernie Bouman made motion; Billy Potter seconded; motion passed.

MANAGING AGENT'S REPORT

- The AEDs are on order pending delivery by month end.
- Lake Management has been out to do their visit and has treated the stream and the lake for various underwater weeds.
- Please note there is no parking (golf carts) within the basketball area behind the kitchen.
- Parking Lot light timers have been changed.
- Promaxima has been called regarding the new recumbent bike and the shoulder press seat. Estimate pending for the seat sleeves for the shoulder press. **UPDATE:** The Estimate for the seat sleeves has been received and approved. Due to the age of the equipment the ability to get parts is challenging. Manager has requested a bid for replacement if needed.
- Pending Estimate for palm removal less than a foot to the new wall. Also pending estimate approval for Villas Master for a Tallow tree removal. **UPDATE:** Received both bids; waiting for Villa Master to approve theirs so we can schedule together for a discount on BellaVita's bid.
- Met with Clubhouse Committee Chair for 1 open position.
- Budget preparation season is just around the corner.
- Texas Legislature has made a few changes that will affect all HOA's. Legal and I are working on one that the changes will take effect 9.1.23. The final one will take effect January 1, 2024. BellaVita's Authorization Policy is also being updated. The Authorization policy will come before the Board for a vote in open session next month.

Rickie has completed:

- Repaired visitor entrance gates several times.
- Found/ showed Alex with the gate company how to reset the GFCI that controls the entrance gates.
- Mapped out correct ballroom measurements and square footage.
- Balanced and conducted a heavy clean on library ceiling fan.
- Cut back brush and limbs from newly installed wall.
- Installed new photocell for partial exterior lighting.

- Assisted aid to an injured and incoherent resident that was found lying in street after accident.
- Installed black leg covers on all green chairs.
- Continuing to install exterior lights around clubhouse and river.
- Repaired and sealed gap on exit door in kitchen.
- Bike rack at basketball court painted.
- Two handrails on river trail painted.
- Replaced lights throughout the clubhouse.
- Sheetrock patched and painted in A/C and ballroom.
- Lock installed on game closet in annex.
- Removed and replaced signage on island.
- No parking signage installed at basketball.
- Conducted light check on half of property.
- Installed exterior LED wall pack on side of clubhouse.
- Removed and purchased microwave for ballroom. Waiting for the trim kit to be ordered to complete microwave installation.
- Started PM on bathroom plumbing and urinals.
- Conducted sprinkler inspection and adjusted timing and performance.
- Conducted PM on electric, junction and breaker boxes.
- Inspected attic for possible roof or a.c leak. No visible signs of either. My conclusion/ opinion is a pest issue.

COMMITTEE REPORTS

The Nature Reserve Committee would like to add Bob Dawkins to the Committee. Kenneth Wiggins made motion; Billy Potter seconded; motion passed.

- 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 Velasquez – None Available
- Elections Committee – Ruth Southard –Request approval for the 2024 Elections Calendar. Mary Walker made motion; Bernie Bouman seconded; motion passed.
- Facilities Committee – Rex Hemme – The pads the mailboxes are on are being looked at as some appear to be trip hazards and/or sinking.
- Finance Committee – Connie Harry – None Available.
- Grounds Committee – Janet O’Connor- None Available.
- Nature Reserve Committee – OPEN

ADDITIONAL BUSINESS

Villas Master – Villas Master will be having their trees trimmed. Villa D’Este monument was repaired. Villa D’Este is getting Flock cameras and Villa Verde is looking into the possibility of getting them also.

Homeowner Concern Forms – There was one regarding the mailbox pads, a request for the Grounds Committee to look at some of the trees as they are very low hanging, another requesting the Christmas decorations be officially retired. There was also a request for the volunteers who work the events get reduced ticket prices, and a request for something to shield the sun from the call box/gate pad. There was a going the extra mile for Carolina from the sewing group.

NEXT SCHEDULED MEETING

- Next regularly scheduled meeting is on August 23, 2023, at 3:00 p.m.
- The Villas Master Board meeting is scheduled for Wednesday, August 16, 2023.

ADJOURNMENT

The open portion of the July 2023 Board of Directors meeting was adjourned at 4:10 p.m.

EXECUTIVE SESSION

Executive session was called to order at 4:16 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.

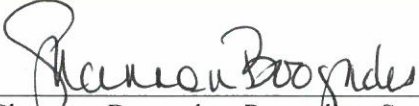
RECONVENE OPEN SESSION -SUMMARY

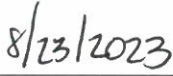
- There were several accounts where the Board requested updates on noted delinquencies and requested reminder notices be sent.
- A discussion was had about staffing concerns with Carolina leaving.

ADJOURNMENT

There being no further business, the meeting adjourned at 4:50 PM

Respectfully Submitted,


Shannon Boogades, Recording Secretary


Date


Approved, Billy Potter, Secretary


Date