



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS' ASSOCIATION, INC. HELD ON WEDNESDAY, NOVEMBER 15, 2023, AT 3:00 P.M.

HOMEOWNER SPEAKER – Walter Pisciak- finances and website. C.W. VonBergen- management

DIRECTORS PRESENT

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

DIRECTORS ABSENT

IN ATTENDANCE

12 Homeowners were in attendance.
Shannon Boogades, exiting Community Manager, Inframark
Rebekah Chevalier, 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; Rebekah Chevalier recorded minutes.

CONSIDERATION OF MINUTES

Upon a motion duly made by Billy Potter, seconded by Kenneth Wiggins, the October 25, 2023, regular meeting minutes were approved as presented.

CONFIRMATION OF ELECTRONIC VOTING

Don Smith briefly discussed the electronic votes for the salary adjustment. Billy Potter made motion to ratify, and Kenneth Wiggins seconded. Motion carried. Don Smith discussed the electronic vote for the comcast contract. Bernie Bouman made a motion to ratify and Linda Kuhns seconded. Motion carried. Don Smith discussed the electronic vote for the purchase of a new golf cart. Billy Potter made a motion to ratify and Bernie Bouman seconded. Motion carried.

PRESIDENT'S REPORT

- Don Smith welcomed the new manager, Rebekah Chevalier, to Bella Vita. He also thanked Shannon for her years of service to the community.

OPEN COMMENTS BY BOARD MEMBERS

Linda Kuhns mentioned that she will be part of a committee to review the Tree Protection Ordinance. The city feels it interferes with development.

Mary Walker mentioned the need to stop after entering the gate to prevent anyone from tailgating through as recommended in the police meeting.

Billy Potter thanked the grounds and nature reserve committees for their hard work.

TREASURER'S REPORT

Bernie Bouman mentioned that because the board meeting is being held earlier than normal, the financial report is not available.

MANAGING AGENT'S REPORT

- We have been focusing on training and getting Rebekah acclimated to Bella Vita
- A fountain is out and has been pulled by Lake Management for diagnostics.
- Working on hiring front desk attendant and maintenance/porter

COMMITTEE REPORTS

There was a request to add Robert Tarlton as Chair of the Finance Committee. Bernie motioned to accept the request and Mary seconded. Motion carried. There was a request to add Barbara Stalcup to the Communications Committee. Linda made the motion to accept the request and Billy Potter seconded. Motion carried.

- Architectural Committee – Ruth Southard- The updated Architectural Guidelines are on schedule to be presented in March.
- Awards Committee – Sandra Bornstein –None Available
- Clubhouse Committee – Carlos Trevino – None Available
- Communications Committee – Minutes and a new membership list have been posted. Working on rebuilding block captains and a welcome crew. BellaView will be held January 20, 2024.
- Community Relations Committee- Billy Velasquez – None Available
- Elections Committee – Ruth Southard – the 1st meeting for the 2024 election will be held Saturday. There are 2 positions up for election.
- Facilities Committee – Rex Hemme – None Available
- Finance Committee – None available.
- Grounds Committee – Janet O'Connor- Trimming is underway, seasonal flowers were changed today, and the entrance has been revamped. Completion of bush trimming and mulch will be done in January.
- Nature Reserve Committee – Bob Dawkins – The Fall tour will be he Saturday after Thanksgiving.

ADDITIONAL BUSINESS

Villas Master – The holiday lights are up.

Homeowner Concern Forms – 1) Glare on the keypad at the gate. 2) Home security. 3) Unauthorized flag in a yard.

EXECUTIVE SESSION

Executive session to 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 was a discussion regarding creating a new website that is more functional.
- There was a discussion regarding new tables for the clubhouse. 10 new tables and a rack will be ordered.
- There was a discussion regarding the open maintenance position.

NEXT SCHEDULED MEETING

- Next regularly scheduled meeting is on January 24, 2024, at 3:00 p.m.

ADJOURNMENT

There being no further business, the meeting adjourned at 4:25 PM

Respectfully Submitted,

Rebekah Chevalier
Rebekah Chevalier, Recording Secretary

1/24/24
Date

Billy Potter
Approved, Billy Potter, Secretary

1-24-2024
Date