



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS' ASSOCIATION, INC. HELD ON WEDNESDAY, SEPTEMBER 27, 2023, AT 3:00 P.M.

HOMEOWNER SPEAKER – Walter Pasciak

DIRECTORS PRESENT

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

DIRECTORS ABSENT

Don Smith, President

IN ATTENDANCE

17 Homeowners were in attendance.
Shannon Boogades, Community Manager, Inframark
Katie Ivanics, Director, 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 Danny Koons, President; Shannon Boogades recorded minutes.

CONSIDERATION OF MINUTES

Upon a motion duly made by Kenneth Wiggins, seconded by Linda Kuhn, the August 23, 2023, regular meeting minutes were approved as presented.

CONFIRMATION OF ELECTRONIC VOTING

Danny Koons briefly discussed the concrete restoration bid from CAD. Linda Kuhn made motion to ratify, and Billy Potter seconded. Motion carried.

PRESIDENT'S REPORT

- Danny Koons requested a motion to approve the updated assessment collection policy predicated by the 2023 Legislation. Billy Potter made motion; Linda Kuhn seconded; motion carried.

OPEN COMMENTS BY BOARD MEMBERS

Linda thanked Janet and the Grounds Committee for their recent updates to the clubhouse area.

TREASURER'S REPORT

TREASURER'S REPORT FOR JULY 2023

The Operating Fund as of July 31, 2023, was \$174,721.37 down \$10,173.01 from our June balance.

The Reserve Fund as of July 31, 2023, was \$818,734.58 down \$182,162.31 from our June balance. The decrease in the account is attributed to house painting, refinishing doors and perimeter wall construction.

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

TREASURER'S REPORT FOR AUGUST 2023

The Operating Fund as of August 31, 2023, was \$191,011.79 up \$16,289.89 from our July balance.

The Reserve Fund as of August 31, 2023, was \$836,316.21 up \$16,581.63 from our July balance.

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

MANAGING AGENT'S REPORT

- The AED's are in and Rickie has them all installed. Signage came with the AED's and they are hung as well.
- The updated filed authorization policy has been added to the BellaVita website per Statute.
- Harris County taxes have been paid, via credit card per Board directive. Hard copies and receipt have been kept in addition to electronic filing.
- In addition, Brazoria County MUD #18 taxes have been paid. This was done using the old system because they cannot accommodate a lump sum payment electronically. These will be followed up with ensuring they are paid correctly.
- The updated (Texas Statute) collection policy takes effect today, 9/1/23. Unfortunately, there were some tweaks that needed to be updated. It will be posted to the website as soon as the Board approves it, it is filed with the county and returned to the Association.
- Rusticscapes will be taking a tree down at Nature Reserve's request. This is a cost of \$100.00.
- Ordered private property signs for the Nature Reserve.
- Flood insurance for the clubhouse has been paid. Next expiration date is 9.30.24.
- Pending HOA insurance quote for 2023 – 2024 insurance.
- Elizabeth is settling in nicely. She will assist on the evening shift.
- Crystal's first day is/was Tuesday, September 26, 2023. She will be filling a daytime slot.
- Items for the new conference room are progressing with the help of the Clubhouse Committee.
- #6 A/C unit is non-functional. #12 A/C Unit is not cooling; compressor unit is not running. Both units are necessary to replace because they have reached the end of their useful life.

- Fountain repair inside clubhouse has been replaced.
- Neighborhood Night Out 2023 plans completed.
- Ice Machine currently is down. There is a tray that is separated in several places. This is a warrantied event so there will be no cost to us. There is a switch that is not a warrantied item and will cost us between \$200 and \$300. The replacements will be done at the same time, and I do not have an ETA at this time.
- All invoices for water have been sent to Lake Management to determine overage of allotted amount. This will then determine the cost for the overage. We do have certificates from previous years that will help offset the cost, if needed.
- HOA taxes have been signed and sent to the IRS.

Rickie's list

- Most of the chair feet have been covered. There may be some that are not yet covered but will be.
- Installed new junction box and light fixture at flagpole.
- Installed exterior wall LED light fixture at Electrical Room door.
- Replaced and installed new light fixture at dumpster.
- Replaced women's shower arm and shower head trim kit.
- Repaired men's restroom urinal.
- Installed new expansion joints along sidewalk at parking lot.
- Cleaned out and organized new conference room with Clubhouse Chair.
- Cleaned out and vacuumed the A/V room.
- Some ceiling tiles have been replaced. More are on order.

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 Velasquez – None Available
- Elections Committee – Ruth Southard – None Available
- Facilities Committee – Rex Hemme – None Available
- Finance Committee – Connie Harry – Bernie Bouman indicated the draft budget has been sent to the Board for review.
- Grounds Committee – Janet O'Connor- Trees have been removed in addition to the parking lots spaces between rows.
- Nature Reserve Committee – Bob Dawkins – None Available

ADDITIONAL BUSINESS

Villas Master – The Board is heavily into the installation of the Flock Cameras.

Homeowner Concern Forms – 1) Requested a solution for the call box glare and 2) a request for the women’s handicapped stall door open inward instead of outward.

EXECUTIVE SESSION

Executive session was called to order at 3:30 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.

- Requested ARC Appeal

RECONVENE OPEN SESSION -SUMMARY

- Vote was taken to overturn the ARC denial. The vote was 6 to uphold the ARC denial and 0 to overturn the ARC denial.
- Vote was taken to allow a variance for the ARC application. The vote was 6 to not allow a variance and 0 to allow the variance.

ADJOURNMENT

The open portion of the September 27, 2023, Board of Directors meeting was adjourned at 3:56 p.m.

EXECUTIVE SESSION

Executive session was called to order at 4:00 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.

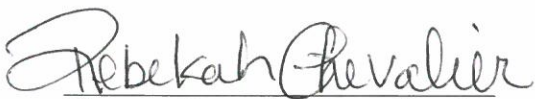
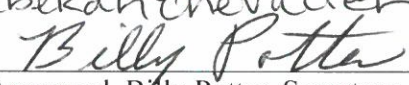
NEXT SCHEDULED MEETING

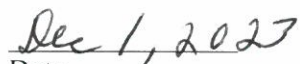
- Next regularly scheduled meeting is on October 25, 2023, at 3:00 p.m.

ADJOURNMENT

There being no further business, the meeting adjourned at 4:33 PM

Respectfully Submitted,


Shannon Boogades, Recording Secretary

Approved, Billy Potter, Secretary

Date

Date