



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON JULY 25, 2018 AT 3:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX 77581.

HOMEOWNER SPEAKER

Loretta Zayas-Revai

DIRECTORS PRESENT

Connie Harry, President
Dianne Clement, Vice President
Steve Anderson, Treasurer
Bill Burdick, Director
Billy Potter, Director
Cindy Dutschke, Director

ABSENT:

Ken Wright, Secretary

IN ATTENDANCE

24 Homeowners were in attendance.
Shannon Boogades, Community Manager, Inframark
Katie Ivanics, Portfolio 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 Connie Harry, presiding, and Shannon Boogades and Katie Ivanics recorded minutes.

CONSIDERATION OF MINUTES

Upon a motion duly made and seconded the June 27, 2018 Board Meeting Minutes were approved as presented.

CONFIRMATION OF ELECTRONIC VOTING

There were 6 items that were electronically voted for; Waiving of late charges for 2 accounts (254037, 254080), approval of Urban Foresters bid, approval of the new front desk position, approval for a change in law firm, and approval for the pool incident letter. All items were reaffirmed by the Board.

PRESIDENT'S REPORT

- Homeowners are encouraged to report any hazards to the Clubhouse Staff and/or Board.
- There has been a coyote sighting. Please do not leave food/trash out as the animals like to get into it.
- There will be a Special Election Meeting from Harris County regarding the Flood Control Bonding in response to Hurricane Harvey. The Voting will take place here at BellaVita in August.
- Bella Vita Board is ensuring that the many avenues of communication is reaching homeowners.

OPEN COMMENTS BY BOARD MEMBERS

- None

TREASURER'S REPORT

- Steve Anderson, Treasurer mentioned that BellaVita continues to be under budget currently at \$26,000; Steve Anderson also requested a vote from the Board for Tax Exempt status which Dianne Clement seconded, Steve Anderson also requested the Board accept the Investment Policy as recommended by the Finance Committee; motion seconded; all in favor for both requests.

MANAGING AGENT'S REPORT/CLUBHOUSE REPORT

- Maldonado invoices are ongoing with Grounds Committee and Board.
- National Night Out preparation with Harris County has begun.
- Bids in progress for parking lot and sidewalk pressure washing.
- Children under the age of 19 not allowed in Gym posted.
- Budget preparation for 2019 has begun.
- Teresa Abel has given her notice. A new staff member has been hired.
- Tree bid was approved; scheduled Cypress removal July 27, Veteran's tree included.
- New Rules and Regulations have been filed with the County; Distribution and posting to commence upon receipt from County.
- Ongoing clean-up for BellaVita website.
- Continued signups for TownSquare.
- Bella Buzz was delivered.
- Retention Pond is being corrected as is the stream.

COMMITTEE REPORTS

- Architectural Committee – Ruth Southard- None
- Clubhouse Committee – Sandra Talley – None
- Communications Committee – Nelda Hart – Had a fact finding meeting with Nature Reserve Committee.
- Finance Committee – Joe Dekunder – None
- Facilities Committee – Dorothy Barrera – 107 homes completed this year. Next year there will be roughly 70 homes being painted. RS Painting will be painting the front fence.
- Grounds Committee – Diane Nicolas – None
- Nature Reserve Committee – Joe Hearn – Requested the Board accept the updated mission statement and asks that the Board approve Peg Bennett, Mike Austin, and J.T. Davis as members to the Nature Reserve Committee.

ADDITIONAL BUSINESS

Villas Master, Bill Burdick – Encouraged homeowners to attend Villas Master Board Meetings; they are held in the Annex. A letter has been sent out to homeowners along Scarsdale/Yost in regards to fence.

Homeowner Concern Forms, Ken Wright

- A Concern that enough notice be given to groups for Club's needs.
- Foliage growth that needs to be looked at and addressed.

NEXT SCHEDULED MEETING

- Next scheduled Board meeting August 22, 2018

EXECUTIVE SESSION

Executive session was called 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.

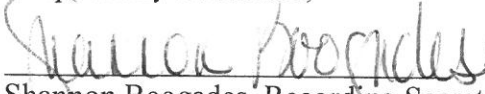
RECONVENE OPEN SESSION

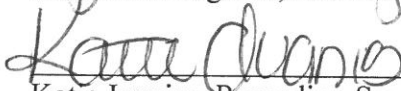
- The Board reviewed the collections report. Several accounts were discussed.

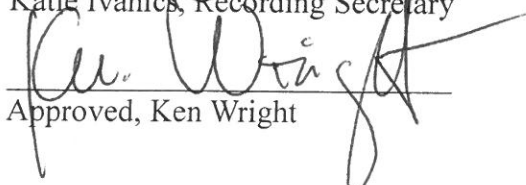
ADJOURNMENT

There being no further business, the meeting adjourned at 4:15 PM

Respectfully Submitted,


Shannon Boogades, Recording Secretary


Katie Ivanics, Recording Secretary


Approved, Ken Wright


Date