



**HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS MEETING**

3:00 PM Wednesday, January 24, 2024, held in the Bella Vita Clubhouse Ballroom

Homeowner/Guest Speakers- *Speaker time is provided at the start of the Directors meetings if a form was previously submitted. Speakers are given UP TO 5 MINUTES on matters of concern listed on the form to be brought to the Board's attention.*

- Carol Dyson

1. Call to Order- *Homeowners are welcome to attend the meeting (except for the Executive Session), but not participate in the discussion.*
2. Consideration of Minutes of Prior Meetings:
  - 2.1 Minutes – 11.15.23
3. Confirmation of Any Electronic Voting
  - 3.1. Evote approval to transfer funds from Amegy to operating account
  - 3.2. Evote approval of painting parking lot fire lanes and mailboxes
  - 3.3. Evote approval of Contract to replace A/V system by Ford
  - 3.4. Evote approval to change the clubhouse hours
  - 3.5. Evote approval of additional election protocol
  - 3.6. Evote approval of annex access system
  - 3.7. Evote approval of change order for Ford Contract
4. President's Report Don Smith
5. Open comments by Board members
6. Treasurer's Report Bernie Bouman
7. Managing Agent's/Clubhouse Report Rebekah Chevalier, Inframark
8. Committee reports or actions: Request for Bob Dawkins chair position on the Nature Reserve Committee to be permanent.
  - 8.1 Architectural Committee Ruth Southard
  - 8.2 Awards Sandra Bornstein
  - 8.3 Clubhouse Committee Carlos Trevino
  - 8.4 Communications Committee Lark Billick
  - 8.5 Community Relations Committee Billie Velazquez
  - 8.6 Elections Committee Ruth Southard
  - 8.7 Facilities Committee Rex Hemme
  - 8.8 Finance Committee Robert Tarlton
  - 8.9 Grounds Committee Janet O'Connor
  - 8.10 Nature Reserve Committee Bob Dawkins
9. Additional Business:
  - 9.1 Villas Master update Billy Potter
  - 9.2 Homeowner Concern Forms Billy Potter
  - 9.3 Update signers on Amegy account. Remove Shannon Boogades and replace with Rebekah Chevalier
  - 9.4 Fine Policy
10. Next scheduled Board of Directors meeting Wednesday, February 28, 2024
11. Closed Executive Session - *Provided by Section 209.0051 (c) & (e) of the Texas Property Code Chapter 209 to consider actions involving personnel, litigation, contracts, enforcement actions, communications with the HOA attorney, and homeowner's privacy and confidential matters*
  - 11.1 Collections
  - 11.2 Request for waiver of late fees- account 253656
12. Summary of Any Decisions Made During Executive Session
13. Adjournment