



MINUTES OF THE ELEVENTH ANNUAL MEETING OF HOMEOWNERS OF THE BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON MARCH 27, 2013 AT THE CLUB BELLAVITA, 1548 N. RIVIERA CIRCLE, PEARLAND, TEXAS 77581.

BOARD OF DIRECTORS PRESENT

Ron Gerlach, President
David Dommert, Director
Cris Barrera, Director

Bill Burdick, Vice President
Ruth Southard, Director
Benny Frank, Director

Elizabeth Woods was not in attendance.

IN ATTENDANCE

83 homeowners in attendance.
Nancy Triggs, Clubhouse Manager
Laura Bradley and Kerry Holmes representing the Managing Agent, Association Management, Inc.

CALL TO ORDER

Due notice of the meeting having been given and a quorum being present, the meeting was called to order. The president, Ron Gerlach, presided and the managing agent assisted in recording the minutes.

INTRODUCTIONS

Mr. Gerlach introduced the members of the Board and staff of the managing agent.

CONSIDERATION OF MINUTES

The minutes of the 2012 Annual Meeting of the Members were previously approved by the Board and were posted to the website.

TREASURER'S REPORT

Lee Molloy, Finance Committee member, reported on the financial status of the Association. At year-end 2012 the Association had an operating fund balance of \$532,809 and a reserve fund balance of \$1,168,987. At February 29, 2012 the operating fund balance was \$532,809 and the reserve fund balance was \$1,156,499. Approximately \$725,632 of the reserves was invested in CDs of varying maturities. Molloy reported that total revenues for 2011 were \$1,678,860, total expenses were

\$1,620,308 and the association operated at a surplus of \$58,552. Mr. Molloy also reported on the 2013 Capital Budget.

VILLAS MASTER ASSOCIATION RELATIONSHIP

Ron Gerlach reported the following regarding Villas Master HOA:

- 4 BellaVita Board of Directors sit on the Villas Master Board of Directors. They are: Bill Burdick, Cris Barrera, Benny Frank and Ron Gerlach.
- The alarm systems and television cable invoices for BellaVita have been separated out of the Villas Master budget. BellaVita, Villa Verde and Villa D' Este are now invoiced separately.
- The Villas Master Homeowner's Annual Meeting is scheduled for April 22, 2013 at 7:00 p.m. in the BellaVita Ballroom.

MUD #18 Representative and homeowner Mickey McDonald discussed the maintenance and costs associated with the 17 area ponds. Mr. McDonald announced MUD #18 would be funding and repairing the drainage pipe in the 15 acre detention pond that is owned by Villas Master at a cost of \$25,000.

STATE OF THE ASSOCIATION

Mr. Gerlach reported on the state of the Association highlighting the following:

- The financial strength of BellaVita is sound.
- The donation of The Annex and its furnishings by Village Builders
- The completion of the waterline interconnect to BellaVita from Dixie Farm Rd.
- The completion of the 2012 Pool Renovation Project
- The CY2012 Strategic Planning Report completion. This report is posted on the BellaVita At GreenTee website.
- Success of Task Force work on sales office utilization
- The expansion of the BellaVita Library and the additional meeting spaces as a result of The Annex renovations.

Mr. Gerlach went on to recognize the BellaVita Clubhouse Staff and the 10 plus Committees that serve the BellaVita Community Association.

Mr. Gerlach gave a special thanks to the Veteran's Organization for their flag project and contributions to BellaVita.

RECOGNITION OF BOARD SERVICE

Laura Bradley, AMI recognized Cris Barrera and presented him with a framed certificate for Outstanding Commitment and Service to the BellaVita Board of Directors.

Ron Gerlach will present Elizabeth Woods with her Certificate of Appreciation at a later time.

NEW 2013 BOARD MEMBERS

Ron Gerlach announced that the new 2013 Board members were Marc Wormser and Wayne Johnson and welcomed them to the Board. They will be serving a one year term.

AWARDS COMMITTEE APPRECIATION EVENT

Ruth Southard reported on the activities of the Awards Committee. The Awards Committee recognizes board members, committee members, club officers, and group leaders with a small symbol of the community – a Rose pin. Certificates are also given to Block Captains. The outstanding service by the nominees of the new Rose Award for 2012 was not performed in 2012. Therefore, no award was given. Mrs. Southard displayed the plaque that would be given if there is an the award for 2013.

The Awards Committee thanked the participants in naming the sales office. There was a clear choice in suggested names out of the 80 plus submissions. Three homeowners submitted the name ‘The Annex’. After a blind draw, John Kaltenbach’s name was selected as the winner. Mrs. Southard announced that there would be an official Open House for The Annex following the Annual Meeting.

AWARDS COMMITTEE APPRECIATION EVENT

Ruth Southard announced that there would be an Appreciation Event to celebrate BellaVita volunteers immediately following the Annual Meeting.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted:

Recording Secretary

APPROVED AS CORRECT:

Chairman

Date