



MINUTES OF THE TWELFTH ANNUAL MEETING OF HOMEOWNERS OF THE BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON APRIL 23, 2016 AT THE CLUB BELLAVITA, 1548 N. RIVIERA CIRCLE, PEARLAND, TEXAS 77581.

BOARD OF DIRECTORS PRESENT

Ruth Southard, President
John Rodriguez, Secretary
Bill Burdick, Director
Billy Potter, Director

Ron Gerlach, Vice President
Marc Wormser, Treasurer
Carol Barber, Director

IN ATTENDANCE

101 homeowners in attendance.
Nancy Triggs, Clubhouse Manager
Tami Smith, Community Manager FirstService Residential

CALL TO ORDER

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

INTRODUCTIONS

Mrs. Southard introduced the members of the Board and staff of the managing agent.

CONSIDERATION OF MINUTES

The minutes of the 2015 Annual Meeting of the Members were previously approved by the Board and were posted to the website.

TREASURER'S REPORT

Marc Wormser, Treasurer, reported on the financial status of the Association. At year-end 2015 the Association had an operating fund balance of \$418,677 and a reserve fund balance of \$474,300. The year ended with a strong financial standing because the expenses were lower than the budget.

STATE OF THE ASSOCIATION

Mrs. Southard reported on the state of the Association highlighting the following:

- Within the Organizational structure there are ten (10) working committees
- Finance Committee did a wonderful job amidst the challenges and have revised the reserve study.
- Grounds committee continues to work on the appearance of the community overall
- Nature Reserve committee provides guided tours and have added stepping stones along the path.
- Facilities Committee, chaired by Don Jensen and Dorothy Barrera formed five (5) sub-committees: Doors, House Painting, Sidewalks/curbs, Pool & Spa and Gates.
- Clubhouse Committee provides routine maintenance to the buildings and has been added to the Rules and Regulations Standards.
- Communication committee has continually provided publications of excellent quality
- Fence project is complete!
- Compliance policy for no overnight street parking will begin enforcement on May 1, 2016.
- Recognition of Four major clubs; Men's Club, Belles, That's Entertainment and the Veteran's Organization

FENCE PROJECT REPORT

Ron Lauve reported that the project is complete! 32 volunteers assisted with the project by serving on one of the four committees. There were 10,380 linear feet of metal fence, 49,700 linear feet of wood fence, which totals 11.4 miles of fencing.

VILLAS MASTER ASSOCIATION RELATIONSHIP

Bill Burdick reported the following regarding Villas Master HOA:

- Modern Concepts Alarm company contract was renewed without a price increase
- Scarsdale common area fencing is being pressure washed, repaired and painted

AWARDS

Sandra Bornstein, Awards Chair reported that the Rose Award 2016 recipient, both from the fence project committee, Charles Parum and Gene Rydel.

ELECTION REPORT

Connie Harry, Elections Chair announced the 2016 Board members election results. The New Board members, serving a two year term are Fritz Ring, Dianne Clement, David Dommert and Ken Wright.

RECOGNITION OF BOARD SERVICE

Tami Smith, FirstService Residential thanked Ruth Southard, Marc Wormser, Carol Barber and John Rodriguez for their outstanding commitment and service to the BellaVita Board of Directors.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:30 PM.

Respectfully submitted:



Recording Secretary

APPROVED AS CORRECT:


Chairman
Date



MINUTES OF AN ORGANIZATIONAL MEETING OF THE BOARD OF DIRECTORS OF THE BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON MARCH 23, 2016 AT 2:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX. 77581.

DIRECTORS PRESENT

Ron Gerlach
Billy Potter
David Dommert
Ken Wright

Bill Burdick
Dianne Clement
Fritz Ring

IN ATTENDANCE

1 Homeowner and Tami Smith, Community Manager were in attendance.

CALL TO ORDER

Due notice of the meeting having been given and a quorum being present, the meeting was called to order. Tami Smith presided.

ELECTION OF OFFICERS

Ron Gerlach, President
David Dommert, Treasurer

Dianne Clement, Vice-President
Billy Potter, Secretary

Upon a motion duly made and seconded, the Board assigns First Service Residential representative as the recording secretary.

Upon a motion duly made and seconded, Ron Gerlach, Bill Burdick, Dianne Clement and Billy Potter were appointed to the Villas Master Board of Directors.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:05 p.m.

Respectfully Submitted,

Recording Secretary

Approved

Date