



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON DECEMBER 15, 2010 AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX. 77581.

DIRECTORS PRESENT

Ron Gerlach, President

John Devereux, Director

Wayne Johnson, Vice President

Ruth Southard, Director

Elizabeth Woods, Treasurer

Bill Burdick and Cris Barrera had sent prior notice they were unable to attend.

IN ATTENDANCE

13 Homeowners were in attendance

Nancy Triggs, Clubhouse Manager

Alex Taylor, representing the managing agent, Association Management, Inc.

HOMEOWNER/GUEST FORUM

No homeowners had business before the Board.

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.

ADOPTION OF AGENDA

On a motion duly made, the agenda was adopted as amended.

CONSIDERATION OF MINUTES

On a motion duly made the Board approved the minutes of the meeting held November 17, 2010.

PRESIDENT'S REPORT

Ron Gerlach reported that:

- The managing agent had signed and notarized additional documents to rescind a deed that had been erroneously filed in Brazoria County and to file a quit claim for property that was erroneously deeded to BellaVita. On a motion duly made the Board approved these actions.

- He had signed and had recorded the deed for the Section 5 streets after discussion with RWest Development and agreement that RWest would assist in having Lennar make necessary curb repairs. On a motion duly made, the Board voted to approve acceptance of the Section 5 streets.
- Additional pins or the annual awards were necessary. Nancy Triggs was authorized to order and spend up to \$500 for the pins.
- Based on input from legal counsel, a formal legal opinion regarding options available to BellaVita regarding the pool deck was deferred pending the outcome of a meeting with Friendswood Development and Watts Pool. That meeting had been held and the Task force was evaluating the report and estimate provided by Watts Pool as a result.

TREASURER'S REPORT

Elizabeth Woods reported on the preliminary November 30, 2010 financial statement. The Operating Fund balance was \$381,785, including \$39,555 from the current year surplus. The surplus exceeded budget by \$44,573 primarily because of higher than projected revenues due to the number of new homes and home sales. In addition, lower landscaping expenses during November would be offset by an extra mowing during December. In comparing year to date 2010 results with those of the similar period in 2009, Ms. Woods reported that both revenues and expenses had increased by approximately \$54,000 thus resulting in a surplus only \$130 different from 2009. The Operating Fund's cash balance of \$426,493 included \$194,667 held in a checking account and about \$232,000 held in certificates of deposit. The fund balance for reserves was \$914,102 with the same amount in cash. Approximately \$627,000 was invested in certificates of deposit with \$286,721 in a checking account. \$211,000 had been contributed year to date to the Replacement Fund and approximately \$147,000 had been expended from the Replacement Fund for expenses including the access control system, house painting and renovation of the pool furniture. The Treasurer's Report was accepted.

Ms. Woods requested authority to transfer up to \$35,000 of surplus operating funds to the reserve fund once year end figures are confirmed. The Board so authorized Ms. Woods.

Ms. Woods reported that the managing agent's unchanged fee rate was accepted and recommended approving renewal of the management agreement with the managing agent. The Board so approved.

MANAGEMENT REPORT

The managing agent reviewed his written report of actions taken including:

- Successful conclusion of obtaining nominal value on all BellaVita property accounts. The Association owns property valued at \$1,236,300; however, it pays taxes based on nominal values aggregating \$5,030.

- Lennar met with Bill Burdick to discuss releasing part of the sales office for use by the community.
- Comcast reported it will separate billing for BellaVita, Villa Verde and Villa D'Este and setting a date to discuss contract renegotiation.
- The Villa D'Este neighborhood purchased and installed new holiday decorations.
- The chain link fence that had been damaged on Scarsdale Boulevard had been repaired.
- Review of the 110 open service requests as of December 14, 2010.

CLUBHOUSE REPORT

Nancy Triggs submitted a written report including the following:

- The Clubhouse Manager proposed purchase of a floor model Bizhub C35 copier. Elizabeth Woods proposed purchasing the same copier as a desk top version. After discussion of the relative merits of both configurations and on a motion duly made the Board voted to authorize the purchase of the floor model Bizhub C35 at a cost of \$4,860.00 plus tax.
- The Facilities Committee had reviewed the renewal of the mosquito spraying agreement with Cypress Creek Pest Control and recommended renewal at the rate of \$66 per visit. The Board approved the agreement.
- Steve Wynn is working with the Facilities Committee to review recommendations from Lake Management concerning a more aggressive algae treatment for the lakes.
- Two leaks had been discovered in the spa pump and were being repaired.
- On a motion duly made, the Board approved an annual service contract, including 36,000 black and white copies for \$664.20 plus tax. Because the copier that was approved is a high volume copier with costs of approximately \$.02 per copy, Nancy Triggs was asked to provide recommendations for copier usage at the January 2011 Board meeting.

COMMITTEE REPORTS

Elections: Carol Uran reported there would be two election events in January 2011 and that she would work with the managing agent regarding distribution of notices and ballots.

Finance Committee: Elizabeth woods reported that the Committee reviewed the Summary of Business Insurance for 2011. Premiums for Workers Compensation appeared to be low and the Committee asked the Managing Agent to obtain a copy of the policy along with computations for Workers Compensation and expects that additional premiums might be required for that coverage. Flood premiums have not been received and will be presented later. The Committee recommended that the Board approve payment to Brady, Chapman, Holland & Associates for estimated premiums in the amount of \$25,620 for insurance coverage. The Board approved payment as recommended.

Ms. Woods reported that the Committee had requested written input from the insurance agent and insurance carriers to confirm that there was proper coverage for the community following addition of the nature reserve. The Committee recommended that written disclosure be made to the insurance agent and the insurance carriers for the commercial liability and umbrella policies by providing a copy of the gift of deed, memorandum of understanding, and a statement that the planned use of the property includes a nature trail. The Committee further recommends that written confirmation of coverage be obtained prior to recording the deed of gift. Because that written confirmation was expected in the near future, no action was taken.

ADDITIONAL BUSINESS

Strategic Plan: Ruth Southard reported that the Strategic Plan had been updated to reflect input from the December 8, 2010 workshop. Following discussion and on a motion duly made the Board approved the Strategic Plan as amended. Elizabeth Woods asked that the Strategic Plan be included as a report and attachment to the minutes and the Board concurred.

Nature Reserve Task Force: Ruth Southard reported that the Task Force was almost finished. The Task Force recommended accepting deed to the nature reserve upon confirmation that the RWest had paid all taxes that were due through 2010. The board approved accepting the land under that condition and Ms. Southard was to report when taxes had been paid in full. The Task Force also recommended establishing a Nature Reserve Committee for the future management and maintenance of the reserve. The Board approved establishment of the Committee. The Board further approved allocation of \$1,000 to assist with the Committee's initial maintenance requirements. Elizabeth Woods advised that the budget already contained an allocation of \$1,000 under the Parks & Trails line item that could be used for this purpose. Elizabeth Woods inquired if the Nature Reserve Task Force Team 1 and Team 2 recommendations, corrected Deed of Gift and Memorandum of Understanding were reports that would be attached to the minutes and the Board agreed that they were.

Pool Status: Wayne Johnson reported that the Task Force met with Friendswood and Watts Pool on November 3, 2010. Watts' subsequent report says that the cracking is natural and not the result of workmanship or latent defects. Watts estimated repairs in the amount of \$24,000 and an option to resurface the deck for \$16,000, a reduction from the prior estimates of about \$50,000. Mr. Johnson advised that the Task force was to meet again prior to making any recommendations regarding requesting legal assistance.

Gate Incident Procedure: On a motion duly made the Board approved the procedure and instructed that it be posted to the website, placed on the bulletin board and that copies be made available to all who requested one.

Villas Master Update: John Devereux reported that Villa Verde had done a lot of work in redoing and subsequently decorating their main entry for the holidays. He further advised that the goal of separating the Comcast billing was to place the liability for payment on each individual neighborhood.

Fence Task Force: Wayne Johnson reported that the Association has historically elected to provide fence repairs and the Task force had studied the amounts and costs of these repairs. Initial quality was found to vary significantly depending on the builder. The Task force proposed a 12 year replacement program. The Board will obtain homeowner input via survey about implementing the replacement program or discontinuing fence maintenance.

ADJOURN TO EXECUTIVE SESSION

The Board adjourned to executive session to discuss collection and deed restriction violation issues.

RECONVENE IN OPEN SESSION

The Board reconvened in open session and instructed the managing agent to submit notices regarding a pet incident.

SCHEDULE NEXT MEETING

The next regular meeting of the Board of Directors was scheduled to be held January 26, 2011 at 3:00 p.m. in the Club BellaVita Ballroom.


ADJOURNMENT

There being no further business, the meeting adjourned.

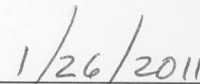
Respectfully Submitted,



Recording Secretary



Approved



Date