



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON OCTOBER 26, 2011 AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX. 77581.

DIRECTORS PRESENT

Ron Gerlach, President
Bill Burdick, Vice President
Cris Barrera, Secretary
Dorothy Darden, Director

John Devereux, Director
David Dommert, Treasurer
Elizabeth Woods, Director

IN ATTENDANCE

17 Homeowners were in attendance

Nancy Triggs, Clubhouse Manager

Emma Deatherage and Rod Simpson, 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.

ADOPTION OF AGENDA

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

CONSIDERATION OF MINUTES

The minutes of the meeting of the Board of Directors held September 28, 2011 were approved as amended.

PRESIDENT'S REPORT

Ron Gerlach reported on the resignation of Kelley Paterno from the Community Relations Committee. Mr. Gerlach also reported on the upcoming resignation of Dennis Akkola from the Facilities Committee, and that Fred Fargo has agreed to become the Chair of the Committee. Mr. Gerlach recommended appointing David Winchell to the Grounds Committee. On a motion duly made and seconded, the Board of Directors approved the appointment.

Mr. Gerlach reported on the MUD meeting held on October 25. The MUD Board approved the tax rate for the coming year. Mr. Gerlach reported that the rate could be reduced depending on the potential refinance of their 2002 bond issue.

Mr. Gerlach requested that holiday cards be sent from the Board this year. There was no objection from the Board.

TREASURER'S REPORT

David Dommert reported that for the period ending September 30, 2011 the Association had a Total Revenue of \$1,117,859 and Total Expenses of \$1,080,792 and an operating surplus of \$37,067.

Mr. Dommert reported BellaVita currently has 577 homes complete as of September 30, 2011.

MANAGEMENT REPORT

The managing agent reviewed his written report including the following:

- An update on the negotiations with Red Rock Financial Services. Red Rock in verbal agreement but is awaiting State Supreme Court ruling.
- IRIS contract with AML. Provided Board with current contract proposal.
- Update on census submission to FHA. Managing agent to obtain Attorney's opinion whether our process met regulatory requirement and the requirements of our declarations.

CLUBHOUSE REPORT

Nancy Triggs reviewed her written report including the following:

- Proposal for the 2012 window washing services. The services estimate included two services during the year for an amount of \$650 per service. Upon a motion duly made and seconded, the Board approved the 2012 window washing service for twice a year at a cost of \$650 per service.
- Three pool heaters went out after the first cold night. The service professional recommended a review of the overall system. Ron Gerlach referred the item to the Facilities Committee for review.
- Proposal for a larger clubhouse dumpster. After discussion, and upon a motion duly made and seconded, the Board approved a once a week service for an eight cubic foot dumpster at a cost of \$138.79 per month.
- Preventive maintenance proposal for 2012 from ISI Commercial Refrigeration. The cost did not increase. The Board gave their consensus to approve the proposal.
- Harris County Flood Control Tree Planting Program. Map locations were provided.

COMMITTEE REPORTS

Clubhouse Committee: John Rodriguez reported on door repairs and changes for the Clubhouse. After discussion and upon a motion duly made and seconded, the Board approved an expense of \$450.00 or 20% of \$2,250.00 contingent upon approval of the clubs for the balance.

The Board discussed the proposed Rules and Regulations document which incorporated various Clubhouse rules. Section 25, Club House Parking Lot regulations were discussed. A suggested change was made to A. 3. regarding carpools. The change reflected: Homeowners may use the lot during the day for carpool parking (their cars or companion carpooler's cars) by requesting a parking permit for each car. After discussion and upon a motion duly made and seconded, the Board approved the Rules and Regulations.

Communications Committee: Thordean Campbell reported on the creation of a new pictorial directory for homeowners. There would be no cost to the association, and Olan Mills will be taking the pictures in the sales office. An announcement will be available with dates, times and details. Ms. Campbell reported that the Bella Buzz would have 4 issues next year.

Finance Committee: David Dommert reported that the Committee met on October 21st. An engagement letter from Wrinkle, Gardner & Company was received. They estimate that their fees will be approximately \$10,000 for the audit and \$1,500 for the tax return. Mr. Dommert mentioned the need to go out to bid next year. Mr. Dommert recommended approval of the engagement letter. Upon a motion duly made and seconded, the Board approved using Wrinkle, Gardner & Company for the 2012 audit and tax return.

Mr. Dommert reported on the Committees work on the 2012 budget activities. The proposed budget will be considered for adoption at a special meeting on October 31 at 11:00 a.m. Ron Gerlach stated that the Bylaws revisions would also be discussed.

Grounds Committee: Becky Spedden reported on the request for a root barrier between a common area and a homeowner's property. After discussion, the Board consensus was to direct the managing agent to send a letter to the homeowner stating that the association would not take any action at this time. However, the homeowner could utilize the common area to place a root barrier or cut intrusive roots at their own expense.

Neighborhood Watch: No report.

ADDITIONAL BUSINESS

Review and Filing of Policies Task Force: Elizabeth Woods reported on the work of the Task Force and the need for a workshop. After discussion, the workshop was scheduled for Wednesday, November 9, at 2:00 p.m. in the sales office.

BellaVita Insurance Plan: Tom Green summarized his report reviewing insurance coverage for the Association including the following:

- Review of the commercial property and liability insurance including the coverage \$2,200,000 for buildings and \$275,000 for personal property. Mr. Green recommended increasing the amount of coverage to \$3,000,000.
- Exclusions, including no mold or flood coverage.
- General Liability Insurance at a maximum annual coverage amount of \$2,000,000 and a limit of \$1,000,000 per occurrence.
- Directors and Officers Liability, coverage of \$1,000,000.
- Workers Compensation, coverage of \$1,000,000.

- Employee Dishonesty coverage of \$300,000.
- Commercial Umbrella coverage of \$50,000,000
- Flood insurance coverage of \$500,000 building and \$500,000 contents.

Mr. Green stated the total cost of this year's insurance was at \$29,712. Brady, Chapman, Holland and Associates estimates that the total insurance costs for next year, with the recommended \$3,000,000 property and liability increase, would be approximately \$38,000. The Board accepted the report and thanked Mr. Green for all his work.

Villas Master Update: John Devereux reported on the Villas Master Association. Mr. Devereux updated the Board on the adoption of the 2012 budget and the Villa Masters assessment. Also the miscellaneous amounts not dedicated to Comcast or alarm increased. Mr. Devereux also updated the board on the remote detention pond repair issue and the Villas Master website link.

Compliance Task Force: Elizabeth Woods thanked the members of the Compliance Task Force for all their work. Ms. Woods reviewed the compliance policies, the steps required regarding violations, and the violation notice letters. Upon a motion duly made and seconded, the Board approved the Compliance Policy . A motion was made, seconded, and approved on a request for AMI to begin using the letters.

Homeowner Concerns: Cris Barrera reported that he had received the following homeowner concerns.

- Concerns regarding the clubhouse printer including: security measures of printed information; storage of printed information; copy costs protection; and security cameras.
- Concern requesting the Board not increase the speed limit to 30mph.
- Concern regarding too many stop signs in the community.

Copies of concern forms were distributed to appropriate Committees to address.

AMI will send acknowledgement letters to the owners thanking them in bringing these concerns to the Board.

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.

The Board discussed the subject of homes with children.

RECONVENE OPEN SESSION

No actions from executive session were reported.

SCHEDULE NEXT MEETING

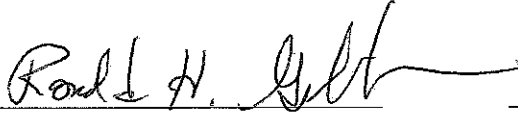
A special open meeting was scheduled for October 31st at 11a.m.
The next regular meeting of the Board of Directors was scheduled to be held on November 30, 2011 at 3:00 P.M. in the Club Bellavita Ballroom.

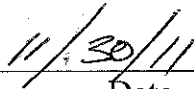
ADJOURNMENT

There being no further business, the meeting adjourned.

Respectfully Submitted,


Recording Secretary


Approved


Date