



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON APRIL 27, 2011 AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX. 77581.

DIRECTORS PRESENT

Ron Gerlach, President
Bill Burdick, Vice President
Cris Barrera, Secretary
David Dommert, Treasurer

John Devereux, Director
Dorothy Darden, Director
Elizabeth Woods, Director

IN ATTENDANCE

14 - Homeowners were in attendance
Nancy Triggs, Clubhouse Manager
Emma Deatherage, representing the managing agent, Association Management, Inc.

HOMEOWNER / GUEST FORUM

Margo Green, representing the Finance Committee, wanted to express its appreciation and gratitude to Elizabeth Woods for her accomplishments as the past Treasurer of 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 following meetings:

- March 23, 2011
- March 30, 2011
- April 1, 2011

PRESIDENT'S REPORT

Ron Gerlach reported the status of the letter sent to Commissioner El Franco Lee. The letter was sent to request assistance with the Harris County Flood Control granting an easement. The easement is necessary to run a second connection to city water that will increase the flow through the service line, preventing sections from collecting stagnant water. Further reports will be given when a response is received from the commissioner.

Mr. Gerlach reported AMI had received the letter from Brian Gibson with Friendswood Development Company. The letter approves our request to use a part of the sales office and provides a copy of the warranty deed. In addition, the Association is requesting a copy of the Infrastructure drawing and plans showing Reserve G and H. The letter gave any professional engineering firms involved with Bellavita project authorization to provide the drawing and reports to Bellavita.

Mr. Gerlach provided an updated list of 2011 of appointed Committee volunteers and were approved by the Board. AMI will update their records.

TREASURER'S REPORT

David Dommert reported that the Operating Fund balance was \$460,516.30 on March 31, 2011, including \$15,723 from the current year's surplus. The Reserve Fund balance at March 31, 2011 was \$1,027,269.07 of which approximately \$673,408 was invested in CDs and the balance was held in a checking account. The Treasurer's Report was accepted for audit. The March 2011 financial statement was incorporated by reference and filed on the BellaVita website.

The Board approved moving \$50,000.00 of cash in Reserves from checking to CDs. A CD will be requested for this amount at JSC Federal Credit Union.

MANAGEMENT REPORT

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

- Cash Flow Report as of April 27, 2011
- A review of action items for April, 2011 was presented.
- Review of the open service requests as of April 27, 2011.
- List of 2011 Contracts
- Account Payable Process

The managing agent reported the remaining reports would be discussed during the Executive Session

CLUBHOUSE REPORT

Nancy Triggs submitted a written report including the following:

- Firetron came out to do the fire inspection and necessary repairs in order to reconnect the fire alarm system
- The executed contract from Konica Minolta have not be returned
- Lake Management repaired the west fountain
- The Tilapia have been ordered and should arrive in the next week
- The Louver Shop came out to take final measurements.
- Pool-Spa heater, more gauges and pump #3 were replaced
- Mollen Flu Shot scheduled for October 8, 2011
- G & W came out for their quarterly preventative maintenance
- Ballroom carpet and window cleaning done April 11, 2011
- Hufcor ballroom door maintenance done on April 8, 2011
- Home painting is beginning next week
- Water well turned on April 1, 2011
- AAA Plumbing came out to replace a diaphragm in a urinal and snaked line in restroom and AC/office.

COMMITTEE REPORTS

Communication: Thordean Campbell reported on the following:

- Newsletter is completed and 17 ads were placed and should cover cost of the printing. The next newsletter is scheduled for September
- Discussed IRIS and requested more information from AMI to provide so it can be included with the committee's application forms to the owners. The IRIS mass communication service which would result in a \$6.00 annual charge to each owner who enrolls in the service. There is a requirement that at least 250 people would need to return their application forms for implementation.
- Pictorial Directory was discussed

Ms. Campbell expressed the committee's appreciation to the numerous volunteers.

Finance: David Dommert reported on the following items:

- Discussed budget process for 2012
- Discussed the meeting they had with AMI on April 14 to discuss financial items
- Advised AMI to add the prepaid insurance amounts on the balance sheet
- Discussed the Accounts Payable Flow Chart

Neighborhood Watch: Bob Stockinger discussed the status on the following items:

- Presented pricing and layout of additional stop signs throughout the community. Labor is not included in the prices submitted. The proposed layout of the additional signage will be placed on the clubhouse bulletin board and posted on the website for homeowner input.

ADDITIONAL BUSINESS

Fence Task Force: The Task Force's survey results indicated that the owners favored having the community be responsible for fence repairs. Facilities Committee will be developing an implementation plan within the next several weeks.

Board minutes procedure: Cris Barrera presented the new meeting procedure for minutes of Bellavita Board of Directors. The Board discussed the procedure and approved to rescind the previous motion regarding these procedures in October, 2010. The Board reviewed and approved the new procedures with the following change. An additional step will be added (Step 9) for a draft of the Board Briefs be sent out to the Board prior to posting on the website and on the clubhouse bulletin board. AMI will be revised and sent out to Board for consideration.

Homeowner Concerns

Cris Barrera reported that he had received 15 homeowner concerns:

- Eleven of the forms expressed concern in the change of the Treasurer. The Board reported the Election of Officers are selected in the Organizational Meeting held among the Board of Directors. Further discussion will be held during the Executive Session. (Note: It was subsequently agreed in the Ex-Session that the president would respond to these eleven forms by a letter.
- Another homeowner concern was relative to limiting the number of copies made at the homeowner computers at the clubhouse. Due to the high cost of the ink cartridge, a limit of number of copies should be implemented. The Board advised that the concern be given to the Clubhouse Committee for review and their recommendation to the board.
- Two concerns came in to address maintenance items. These homeowners were concerned about the condition of the transformer and cable boxes around the lake. It was pointed out that these are utility company items, not BV equipment, and the companies had been notified previously with no results. Another concern came regarding the condition of the curb repairs done by Rojas Construction in section five for the Developer. The Board advised that the two concerns be given to the Facilities Committee to review and their recommendation to the Board.
- The final concern came in regarding the status of the Defibrillator. This device should be under a regular maintenance routine. The Board requested Clubhouse Manager to address this item with Steve Wynn, Maintenance Associate. In addition the Board inquired on a cost to add second device.

Villas Master Update: John Devereux reported on the Villas Master Annual Meeting held on April 20, 2011. Mr. Zane Doyle was elected to fill Ron Rushing's position. Mr. Devereux reported that Comcast has agreed to have Villa Verde and Villa D'Este

“opt out” of the contract. Bellavita will continue using the cable service from Comcast.

HOMEOWNER/GUEST FORUM

Homeowner addressed the Board concerning the condition of the city water coming into her home. The Board advised the Pearland water department has determined that the solution is to install a second connection to city water that will increase the flow. The extra flow of water would keep the service lines from collecting stagnant water. At this point, the City is waiting on Harris County flood District to allow the easement to run the new pipeline. The Board will keep owners updated on the progress of the new pipeline installation.

EXECUTIVE SESSION

The Board adjourned to executive session to discuss a proposed contract from Red Rock and some Homeowner items.

RECONVENE IN OPEN SESSION

The Board reconvened in open session and the approval of Red Rock Collection Contract was entered in the meeting minutes. AMI will forward delinquent accounts to Red Rock once AMI goes through their existing collection procedure.

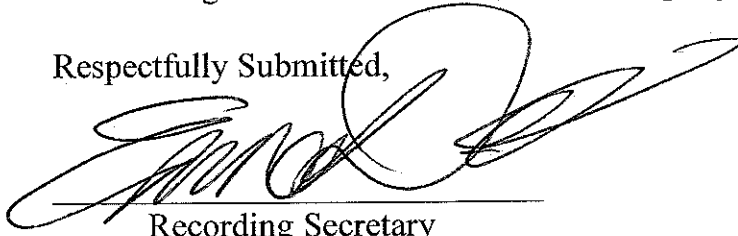
SCHEDULE NEXT MEETING

The next regular meeting of the Board of Directors was scheduled to be held on May 25, 2011 at 3:00 P.M. in the Club Bellavita Ballroom.


ADJOURNMENT

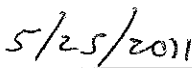
There being no further business, the meeting adjourned.

Respectfully Submitted,



Recording Secretary


Approved


Date