

# ***BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC.***

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## **MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON APRIL 1, 2009 AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX. 77581.**

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### DIRECTORS PRESENT

Ruth Southard, President  
Ron Gerlach, Vice President  
Wayne Johnson, Secretary  
Elizabeth Woods, Treasurer

Bill Burdick, Director  
John Devereux, Director  
Cris Barrera, Director

### IN ATTENDANCE

Kristin Jovel, 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. Ms. Ruth Southard, President, presided and the managing agent assisted in recording the minutes.

### APPROVAL OF AGENDA

Upon a motion duly made, the agenda was adopted.

### LIGHTNING PROTECTION PROPOSAL

The Board of Directors met with a representative of Bonded Systems, Ltd. regarding a lightning protection bid submitted for review by the Board of Directors. The Board of Directors discussed the various components of the bid and asked that the bid be amended to show inclusion of all adders and to include all applicable warranty information. Upon a motion duly made, the Board of Directors approved the lightning protection bid by Bonded for an amount of \$18,535.

### CLUBHOUSE RULES AND REGULATIONS

The Board of Directors discussed a proposed policy regarding bereavement guidelines for the Clubhouse. Upon a motion duly made, the Board of Directors approved the following policy guideline:

“The policy of the Board for bereavement usage is that the party using the Clubhouse can use any one room that is of adequate size for the expected party as determined by the Club Manager and may use the kitchen facilities and kitchen appliances. Club BellaVita may provide basic disposable paper products and utensils. Facility usage will not include access to the pool or fitness and game room.”

The Board of Directors additionally discussed a proposed policy regarding Club Member rentals of the Clubhouse. Upon a motion duly made, the Board of Directors approved the following policy guideline:

“Usage of the facilities for organizations whereby a member is a member of the organization will be considered on a one time basis and must be submitted by the club manager with rental details to the BellaVita HOA Board for appropriate action at least 30 days before the facility is to be used. Consideration will involve details about the function, type of organization, quantity of people attending, time desired, impact on other club events and room desired. Kitchen facilities are limited to refreshment type usage and all disposable and consumable products are the responsibility of the member. The member will be responsible for set up and clean up. The age restriction of Section 7 applies. Rental under this situation will not include the pool, game room or fitness room and member usage fees will apply.”

The Board of Directors reviewed a third proposed policy regarding visitor ID badges for caretakers of a homeowner. Upon a motion duly made, the Board of Directors approved the following policy:

“When a caretaker is required to accompany a member the guest fee will be waived and a badge will be provided with the title “caretaker.” The generic term "caretaker" will be used on the badge to facilitate usage by more than one named caretaker. The club manager is authorized to issue the badge when requested by a member with details of the reason for the visitor. The caretaker must be over the age of 19 years and may participate in the activity of the member as long as it does not restrict usage by other members desiring to use the devices such as pool table, treadmill, etc. The badge will be surrendered after its usage is no longer needed.

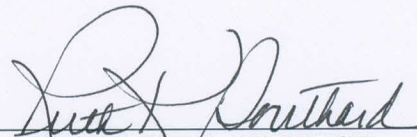
ADJOURNMENT

There being no further business to discuss, the meeting adjourned.

Respectfully Submitted,

  
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SECRETARY

6/3/09  
\_\_\_\_\_  
DATE

  
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APPROVED AS CORRECT