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**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON JUNE 29, 2011 AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX. 77581.**

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**DIRECTORS PRESENT**

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

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

**IN ATTENDANCE**

41 Homeowners were in attendance

Nancy Triggs, Clubhouse Manager

Emma Deatherage, 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 May 25, 2011 were approved as amended.

**PRESIDENT'S REPORT**

Ron Gerlach reported the status of the following:

- Harris County Flood Control District has granted the City of Pearland the right to install a water line across the property owned by the District. The city of Pearland advised the project was on a "Fast Track" per the Director of Harris County Flood Control
- Volunteers, Midge Banchik with the Communications Committee has resigned.
- Thanks to Neighborhood Watch – our community is getting frequent patrols from the ~~Pearland PD.~~ *Harris County Constable.*

## **TREASURER'S REPORT**

David Dommert reported for the period ending May 31, 2011 the Association had a Total Revenue of \$608,718 and Total Expenses of \$557,825 and an operating surplus of \$50,893

Mr. Dommert reported the 2010 Audit is at its final stage and should be ready for post on the website in July 2011.

Mr. Dommert reported Bellavita currently 565 homes complete of May 31, 2011.

## **MANAGEMENT REPORT**

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

- Presented an additional report comparing MTM and YTD amounts to previous years.
- The action items for the current month were reviewed.
- Review of the service requests as of June 27, 2011.
  - Current service requests - 238
  - Closed service requests from June 27<sup>th</sup> - 31
  - New service requests from June 27<sup>th</sup> - 132

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

The management agent gave a short update on recent state legislation concerning HOAs.

## **CLUBHOUSE REPORT**

Nancy Triggs submitted a written report including the following:

- The fountains will be turned off due the water level and scheduled to turn on when water level increases.
- The clubhouse will close at 4 p.m. on July 4<sup>th</sup>. The pool will be closed on Tuesday, July 5<sup>th</sup> for water shocking until 7 p.m. The Board approved to cover the expense for monitors each year for events on July 4<sup>th</sup>, Memorial Day, and Labor Day.
- Presented a proposed revised copy of Club Rules and Regulations to the Board for review only.
- Approval given to purchase a new phone system for the Clubhouse at a cost of \$349.80 plus any taxes or shipping costs.

Ms. Triggs presented a proposal from Lake Management for the fountain repairs.

**On a motion duly made and seconded**, the Board of Directors approved the purchase of a new motor at the South Fountain of \$3,075.38.

Nancy approved the expense of \$387.23 for the little lake fountain and \$467.76 for the west fountain using her approval authority of up to \$500.00.

### **COMMITTEE REPORTS**

Communication: Thordean Campbell reported there were several places in the upcoming newsletter for advertisers. The upcoming newsletter will be out September 1<sup>st</sup>, deadlines for ads are August 1<sup>st</sup>. Ms. Campbell mentioned they needed volunteers for the Communication Committee. Ms. Campbell also discussed the subject of a pictorial directory of the community.

Facilities: Dennis Akkola reported the progress of the fences repairs were about 25% completed. All the fence repairs should be completed by the end of June.

Mr. Akkola presented a spending proposal to repair sidewalk expansion joint. The total amount requested for this purchase is approximately \$2,880 for 120 joints.

**On a motion duly made and seconded**, the Board of Directors approved the request for sidewalk expansion joint repairs of \$2,880.

The Board requested for the Facilities Committee to submit a proposal for fences repairs for 2012 budget.

All Committees were urged to provide input about any projects for the 2012 budget.

The Board requested AMI to send a letter to owners in Villa Verde that have a fence adjoining BellaVita fences advising them of upcoming repairs.

The Board discussed the water testing proposal from Savern Trent Services for water quality investigation and to review requests/solutions from the City of Pearland and Harris County Flood Control.

**On a motion duly made and seconded**, the Board of Directors approved the request allow facilities committee up to \$3,000 for the consultation and testing of water quality in different homes.

Finance: David Dommert discussed the audit and responded to a question regarding the Treasurer being the chairman of the Finance Committee.

The Board will address the new 2011 HOA laws from the State Legislature. The Bylaws changes will be presented to the Board at a later time.

Nature Reserve: Ron Gerlach stated that the Nature Reserve is working with the Vets to identify the characteristics of user friendly steps from the lake.

Donna Ferreri presented three recommendations from the Grounds Committee as follows

1. That the BellaVita Board assign a committee to evaluate and monitor the bulkhead of the wet lake.
2. That the Board send a letter to Village Builders asking them to pay for the additional common area irrigation requested for 1514 Primavera.
3. That the Board instruct AMI to not send letters concerning dead grass to homeowners during this period of severe drought, unless a majority of the front lawn is affected.

The Board took action on all of the recommendations. The first recommendation was referred to the Facilities Committee.

Homeowner Advocacy: Ron Gerlach presented changes to the ARC guidelines for shutter installation. The Board agreed to send the proposed changes to the ARC committee to review.

Neighborhood Watch: The committee representative reported the Neighborhood Watch committee has arranged to have our community receive frequent patrols from the Pearland PD.

Villas Master Update: John Devereux reported on the Villas Master Association. The upcoming meeting is scheduled for July 25<sup>th</sup> at the sales office. The Comcast contract and water issue were discussed.

### **ADDITIONAL BUSINESS**

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

- Election of Officers
- Changes in homeowner forum
- Handicap rail at pool
- Finance committee chairman
- Legislative changes
- Executive agenda items
- Lawn maintenance
- Bylaw changes
- Loose cats
- Open meeting
- Water quality issue
- Pool closure
- Irrigation system for common area trees
- Recycling trash at the clubhouse

- Stop signs
- Changes in the ARC guidelines

Copies of concern forms were distributed to appropriate Committees <sup>of</sup> including Ron Gerlach, Bill Burdick, David Dommert, Nancy Triggs, and AMI to address.

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

#### **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.

#### **RECONVENE OPEN SESSION**

The Board authorized Dave Dommert to arrange appropriate entries for write off of uncollected receivables.

The Board will have a workshop on July 20<sup>th</sup>.

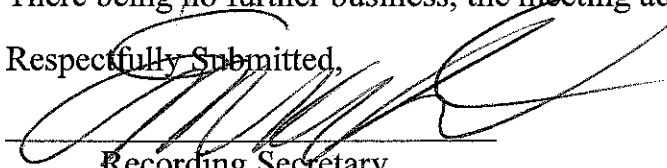
#### **SCHEDULE NEXT MEETING**

The next regular meeting of the Board of Directors was scheduled to be held on July 27, 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

7/27/11

Date