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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 MAY 25, 2011 AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX. 77581.**

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**DIRECTORS PRESENT**

Ron Gerlach, President  
Dorothy Darden, Director  
Cris Barrera, Secretary

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

Bill Burdick, VP, was excused due to work related travel

**IN ATTENDANCE**

19 Homeowners were in attendance

Nancy Triggs, Clubhouse Manager

Emma Deatherage, representing the managing agent, Association Management, Inc.

**HOMEOWNER / GUEST FORUM**

Barbara Worrell addressed the Board concerning plans for additional stop signs. Ms. Worrell expressed Bellavita would not be controlling vehicle speeds by adding more stops signs. The additional stop signs would only make the community unsightly.

**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 April 27, 2011 were approved as presented.

**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 District will require a site map of the proposed project showing the location of the water line and a metes and bound survey.
- The MUD has planted grass seeds around the Detention Pond and the Grounds Committee has asked Brandon to not mow the area
- Volunteers, Silvia Martin for the Homeowner Advocacy Committee and Gayle Stover for the Awards Committee were approved by the Board of Directors.
- The Nature Reserves has been appraised for nominal value of \$100.
- Next Forum Meeting scheduled for June 20<sup>th</sup>. Neighborhood Watch and other topics will be discussed.

### **TREASURER'S REPORT**

David Dommert reported for the period ending April 30, 2011 the Association had a Total Revenue of \$484,818 and Total Expenses of \$445,258 and an operating surplus of \$39,560.

Mr. Dommert reported the \$50,000 CD was open at Johnson Space Center Credit Union today. President, Ron Gerlach; Treasurer, David Dommert; and Managing Agent, Emma Deatherage are the current signers on the accounts in this bank. These signers will also be replacing the current signers on the Woodforest Bank.

AMI was also asked to add to their project list revising all of the signature cards because of changes in Board Members and Officers. This applies to all CDs and all checking accounts.

The audit that is due to be completed on May 31<sup>st</sup>, 2011 was discussed and Mr. Dommert indicated that all Board Members would be receiving a draft of the audit in the near future. The audit is under the purview of the Finance Committee. All records related to the audit, not the audit, have been turned over to AMI.

Mr. ~~Dommert~~ <sup>Dommert</sup> advised AMI had reclassified the Insurance Expense to Prepaid Insurance. The Prepaid Insurance as of April 30, 2011 was \$16,495. The Board requested AMI to confirm the Flood Insurance amount was amortized as well.

The Board also requested Dommert to provide an additional report comparing MTM and YTD amounts to previous year.

### **MANAGEMENT REPORT**

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

- Cash Flow Report as of May 23, 2011
- The action items for the current month were reviewed.

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- The ARC Application report was reviewed. The Board requested noted changes to the report presented.
- Review of the service requests as of May 24, 2011.
  - Current service requests - 134,
  - Closed service requests from April 27<sup>th</sup> - 23
  - New service requests from April 27<sup>th</sup> - 59

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:

- The executed contract from Konica Minolta has not been returned
- The Tilapia have been introduced
- South fountain was repaired again
- The Louver Shop will be out Friday, May 27 for the final installation.
- The heaters were turned on in the pool on April 15<sup>th</sup>.
- Two adapters were received from Comcast for the TV's in Fitness Room
- G & W came out April 29<sup>th</sup> for their quarterly preventative maintenance
- Home painting is completed. Punch lists are in progress.
- A chain and lock have been installed on the lake sprinkler controller to prevent tampering.
- The pool will close down at 4:00 P.M. on Monday, May 30<sup>th</sup> for observance of Memorial Day and will reopen on Tuesday as usual. Elizabeth Woods asked Nancy Triggs to review the pool heater operations because the pool temperature in morning aerobics has been less than 80 degrees.

The Board approved a High Definition cable box for the library.

The Board advised the Association will only pay for one exterior paint color. No other colors are allowed unless they are in the "Family of Colors".

Ms. Triggs addressed the Board concerning the need to have monitors within the pool area during the Memorial Day Event. The Board approved the expense of \$250 for monitors. This expense would be coming out of the Swimming Pool Maintenance Account. The Board requested The Clubhouse Committee was asked to review and make recommendations to the Board for a pool monitor policy.

### **COMMITTEE REPORTS**

Ron Gerlach reported the stop sign project has been transferred to the Facilities Committee to handle. Additional research is necessary for this project. The order for additional stop signs has been tabled. The Board approved an allowance of \$1000 for replacements to stop signs as needed.

Facilities: Dennis Akkola presented the following proposals for consideration.

- Purchase request for one pallet of wood fence pickets for approximately \$965.80. Included in Facilities Fence Repair Budget
- Purchase request to replace expansion joints in affected sidewalks. Recommended option for repairs is replacing the wood expansion joints with the use of a "Slab Gasket" a cost of \$3 per lineal foot. A self leveling sealant poured into the joints and allowed to cure overnight.

**On a motion duly made and seconded,** the Board of Directors approved the purchase of the pallet of fence pickets for \$965.8. The Board also approved an allowance of \$720 for the self leveling sealant.

### **ADDITIONAL BUSINESS**

#### Homeowner Concerns:

Cris Barrera reported that he had received several homeowner concerns.

- Several concerns submitted were regarding the additional stop signs. Most of these are against additional signs. The Board reiterated that the additional stop signs were tabled. Only the replacement of signs was approved as needed.
- The Builder's new homes are installed with Garage doors with windows on the top panel. Some of the owners are concern are the uniformity of the community. Unfortunately the Builder can have minor modifications to the homes.
- The ARC Committee is visiting some changes to the existing guidelines.
- Concerns were brought up concerning children living in this adult community.
- Bike riders were discussed. Some of the homeowners present are concern for the safety of the bike riders in the community.

Villas Master Update: John Devereux reported on the Villas Master Association.

- Villa Verde and Villa D'Este have opted out of the Comcast contract as of June 1<sup>st</sup>, 2011.
- Discussion of the prepaid assessments for Comcast for period June 1<sup>st</sup> – December 31<sup>st</sup>.
- Bellavita has remained with Comcast due the majority of the homeowners' request.
- Enforcing the restrictions for front doors. All homeowner with painted front doors have been sent a demand letter to remove paint and re-stain as per the ARC guidelines.
- The small common areas adjacent to homeowners were discussed.

The Board discussed the water testing proposal from Savern Trent Services. Ron Gerlach made a motion to "Allow facilities committee up to \$2000 to investigate the water quality at Bellavita and consult with Savern Trent Services (STS) and us STS as support to work with the City of Pearland and Harris County over results and solutions to the water issue at Bellavita". This motion was not adopted due to the fact that we were notified just today about the approval of the new water line by HCFCD and the board consensus was to determine more of the Pearland plans for installing the line before appropriating funds for this analysis.

#### **EXECUTIVE SESSION**

If 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 IN OPEN SESSION**

A discussion during the executive session was initiated at the request of the HAC relative to homeowners' slowness and non-response to Covenant violations letters. Elizabeth Woods accepted the task to form a small team, review the existing process that is used by AMI, Bellavita, and other homeowners' associations. AMI will submit a recommendation to improved policy and procedure for handling violations.

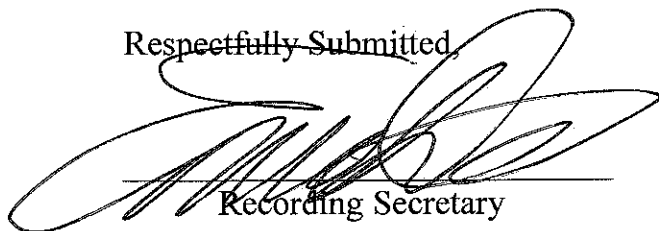
#### **SCHEDULE NEXT MEETING**

The next regular meeting of the Board of Directors was scheduled to be held on June 29, 2011 at 3:00 P.M. in the Club Bellavita Ballroom.


#### **ADJOURNMENT**

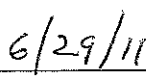
There being no further business, the meeting adjourned.

Respectfully Submitted,



Recording Secretary

  
Approved

  
Date