



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON SEPTEMBER 28, 2011 AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX. 77581.

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

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 August 24, 2011 were approved as amended.

PRESIDENT'S REPORT

Ron Gerlach reported on the City's installation of the flush valve, the request for proposals on the pipeline design, and the sprinkler installation at S. Primavera.

Mr. Gerlach recommended appointing Pam Halloran to the Finance Committee, and Lloyd Lambert to the Clubhouse Committee. On a motion duly made and seconded, the Board of Directors approved the appointments.

TREASURER'S REPORT

David Dommert reported that for the period ending August 31, 2011 the Association had a Total Revenue of \$991,342 and Total Expenses of \$953,206 and an operating surplus of \$38,136.

Mr. Dommert reported BellaVita currently has 573 homes complete as of August 31, 2011.

MANAGEMENT REPORT

The managing agent reviewed his written report including:

- New HOA Reform Laws and preparation costs.
- An update on negotiations with Red Rock Financial Services.
- Review of the service requests as of September 27, 2011.
 - Current service requests - 190
 - Closed service requests as of September 27th - 24
 - New service requests as of September 27th - 48

CLUBHOUSE REPORT

Nancy Triggs submitted a written report including the following:

- Barley straw bundles placed the little lake to help kill the algae.
- Pool repairs, fountain pump replacement, and pool heater repairs.
- IRIS contract information.
- Barrier gate damage caused by a Centerpoint truck. Repair costs claim to be sent to Centerpoint.
- Mollen Immunization Clinic, scheduled for October 8th from 11:00 AM to 2:00 PM.

Elizabeth Woods inquired about the cost for the seasonal carpet cleaning for the clubhouse. After discussion, and a On a motion duly made and seconded, the Board of Directors approved a expenditure not to exceed \$1500. Ron Gerlach asked Ms. Woods to review the policy concerning the Clubhouse Manager's authorization limits and make recommendations to the Board for revisions.

COMMITTEE REPORTS

Clubhouse Committee: It was reported that the Clubhouse Committee is discussing rules and regulations on parking.

Elections of 2012: Carol Barber reported on the new laws regarding elections and would bring more information to the Board as the election nears.

Neighborhood Watch Program: Bob Stockinger reviewed his report including the following:

- Neighborhood Watch Program (NWP) personnel to attend the Mistletoe Market to assist vendors as needed for monitoring their sales areas, directing the customers

to avoid congestion, and helping staff as needed. Mr. Stockinger displayed the shirts to be worn by personnel.

- NWP recommended new stop signs on the corners of South and East Capri Drive (4 signs) and on Venice drive where it meets South Lago Vista Drive (2 signs).
- NWP suggested putting 20 mph speed limit signs along Riviera Drive.
- Discussion about police authority within BellaVita.

After discussion regarding the stop signs and speed limit signs, the Board decided to defer the speed limit signs. On a motion duly made, the Board of Directors approved the recommendation for the placement of new stop signs on the corners of South and East Capri Drive and on Venice Drive where it meets South Lago Vista Drive.

Finance Committee: David Dommert reported that the committee is working on numbers for the draft 2012 budget. The Committee continues to discuss the potential banking change to Capital One Bank from Amegy Bank. Mr. Dommert reported on the concerns regarding insurance coverage for the sales office building.

Grounds Committee: Becky Spedden reported on the planting plan, reviewing replacement plants and soil type. The Board approved the Committee's recommendation to spend \$3,000.00 to replace dead vegetation in areas for which there is irrigation, including at the entrance to BellaVita. Ms. Spedden reported that replacement of dead shrubs in common areas would be delayed until irrigation is in place. The Board concurred.

Homeowner Advocacy Committee: Carol Dyson reported that they are receiving some of the deed violations letters now. They have requested to ride along on a community inspection.

ADDITIONAL BUSINESS

Review of Filing of Policies and Documents Costs: Ron Gerlach reviewed the policy work being done by the Compliance Task Force and potential legal review costs. On a motion duly made and seconded, the Board allocated \$2,000.00 for all regular new and reviewed policies. Ron Gerlach appointed Ms. Woods to head a Task Force to review all policies and getting them ready for filing.

Strategic Planning Update: Ron Gerlach reported that the revised Strategic Plan was complete and requested approval. After discussion and on a motion duly made and seconded, the Board approved the Strategic Plan (2012-2017) as amended.

Compliance Task Force: Elizabeth Woods reported on the work of the task force. Policies are to be submitted for legal review as approved by the Board. A workshop with the Board was scheduled for Wednesday, October 12, at 3:00 PM. in the sales office.

Villas Master Update: John Devereux reported on the Villas Master Association. Mr. Devereux updated the board on the remote detention pond and that there is a review of the ownership. Mr. Devereux stated that there could be the possibility that if it is truly owned by the association, an option could be to deed it over to Harris County as is. Costs associated with repairs may need to be included in the budget.

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

- The need for more 20 mph limit signs. Also, the need for a flyer to be send out asking drivers to slow down, and for bikers to wear light colored clothing and lights.
- Concern regarding a limousine parked in front of the clubhouse.

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. Because of no response to an original letter and certified letter, the Board recommended the involvement of an Attorney..

A discussion also took place concerning Clubhouse parking.

RECONVENE OPEN SESSION

No actions from executive session were reported.

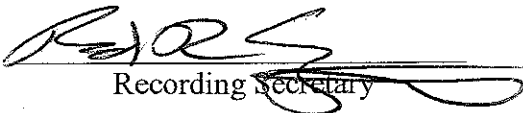
SCHEDULE NEXT MEETING

The next regular meeting of the Board of Directors was scheduled to be held on October 26, 2011 at 3:00 P.M. in the Club Bellavita Ballroom.

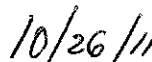
ADJOURNMENT

There being no further business, the meeting adjourned.

Respectfully Submitted,


Recording Secretary


Approved


Date