



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON JULY 28, 2010 AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX. 77581.

DIRECTORS PRESENT

Ron Gerlach, President

Wayne Johnson, Vice President

Cris Barrera, Secretary

Elizabeth Woods, Treasurer

John Devereux, Director

Ruth Southard, Director

Bill Burdick, Director

IN ATTENDANCE

16 Homeowners were in attendance

Nancy Triggs, Clubhouse Manager

Alex Taylor, representing the managing agent, Association Management, Inc.

HOMEOWNER/GUEST FORUM

James Warner reported that Renee McGuire, president of Forgotten Angels, Inc., was deeding 64.417 acres of the nature reserve to BellaVita and had indicated that they might be willing to assist with preparation of a trail. The Board thanked Mr. Warner who had worked for several years to have this land deeded to BellaVita. Mr. Devereaux also reported that R. West had also deeded a reserve parcel to Villas Master.

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 minutes of the meeting held June 23, 2010 were approved.

TREASURER'S REPORT

Elizabeth Woods reported on the June 30, 2010 financial statement. The Operating Fund balance was \$349,522, including \$7,292 from the current year surplus. The

Operating Fund's cash balance of \$400,389 included \$168,819 held in a checking account and about \$231,000 held in certificates of deposit. The fund balance for reserves was \$909,108 and we had that same amount in cash. Approximately \$620,000 was invested in certificates of deposit with the remaining balance in a checking account. Approximately \$113,000 had been contributed year to date to the Replacement Reserve and the major expense had been for the new gate system. Ms. Woods reported that year to date operating surplus was \$20,286 over budget due to expenses being \$9,550 less than budget and revenue being \$10,737 more than budget. Ms. Woods briefly reviewed the major line item variances. The Treasurer's Report was accepted.

MANAGEMENT REPORT

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

- A new "blend and extend" contract with StarTex energy had been entered into by the managing agent for the benefit of the communities it serves. The new arrangement expires December 31, 2013 and reduced electrical costs by 11.83% to 7.45 cents per Kwh. On a motion duly made the Board agreed to continue to participate in this program.
- The managing agent distributed copies of the capabilities of the I.R.I.S emergency notification system. The Board asked the managing agent to send the information to Bill Burdick for review with the Communications Committee.
- The managing agent reported that Comcast's senior management was reviewing the revised billing for approval and that it hoped to have the matter finalized within 30 days.
- The managing agent asked the board to review the pending action items for Committees and advise what follow up, if any, was needed.
- Review of the open service requests as of July 22, 2010.

CLUBHOUSE REPORT

Nancy Triggs submitted a written report including the following:

- The Board approved the purchase of three new computers via the managing agent for the quoted price of \$3,467 including setup, software and warranty service.
- The Board authorized the clubhouse manager to renew the copier contract in the event she was unable to obtain a six month extension. She will work with the clubhouse committee regarding a recommendation for replacing the current copier.
- The gate entry code for Waste Management was deleted from the system so they will no longer be able to enter the community before 7:00 a.m., thus avoiding excessive noise in the early morning hours.
- The last of the scheduled door maintenance has been completed.
- A pump was replaced at the spa and another rebuilt for the negative edge of the pool.
- The Board approved entering into an agreement with Molen Immunization to provide flu immunization for those residents wishing to be immunized.

COMMITTEE REPORTS

Finance: Elizabeth Woods submitted a report from the Finance Committee that described issues with payments and other accounting issues and included several recommendations:

The Finance Committee recommended that we resume the process that was previously in effect that required that all payments be approved by the Treasurer before they are made to prevent ongoing payment and accounting issues. This motion was defeated. Ms. Woods voted for the motion.

The Finance Committee recommended that some form of homeowner approval should be obtained to confirm that residential maintenance, including house painting and/or door maintenance was satisfactorily completed prior to payment. The Board asked the Facilities Committee to review and make a recommendation on how best to accomplish this.

The Finance Committee recommended evaluating costs of renovations and operating expenses for the Nature Preserve and the sales office. No action was taken on this recommendation.

The Board approved revisions to the Finance Committee mission statement.

Elections: Carol Uran reported that the Committee was working on its 2011 budget and requested that the board provide feedback on the Committee's previously submitted recommendations prior to the 2011 elections.

Architectural Review: The Committee was reviewing definitions and clarification of the guidelines regarding hurricane shutters and would submit its recommendations upon completion.

Facilities: Roger Valdez reported that procedures regarding door maintenance and house painting had been tightened and measures taken to avoid problems.

Grounds: The Committee advised there was nothing to report.

Clubhouse: Casenia Caddell reported that the Committee had made recommendations regarding fecal matter in the pool, guests being accompanied by residents, children being accompanied by parents. The Board approved the guideline regarding fecal matter in the pool and asked that the Committee also meet with the Neighborhood Preservation Committee to work on possible overlaps regarding the lake area and the pool. The Board approved the Committee recommendation to install vertical blinds in

the large windows of the ballroom for \$1,234.50. Ms. Caddell also reported that the committee was developing its budget for 2011.

Communications: The Committee advised there was nothing to report.

Community Relations: Carol Uran presented the proposed neighborhood watch program which the Board would review prior to a decision at the August Board Meeting.

Neighborhood Preservation: Ann Weiss reported that the Committee was developing its mission statement for subsequent submission, was working with the managing agent to soften deed restriction letters, was reviewing pool and dog related issues, and plans to submit its recommendations in August 2010.

ADDITIONAL BUSINESS

Strategic Planning Update: Cris Barrera reported that Committee input had been requested and was due August 15, 2010.

Vision and Mission Statement: On a motion duly made the Board approved the proposed HOA Vision and Mission Statement.

Fence Task Force: Wayne Johnson reported that the task force had met several times to identify the types and linear feet of fences in the community. The task force was developing an interim report for review with the board and advised that a meeting with the Board would be scheduled after the report is compiled.

Direction for Legal Action: On a motion duly made the board approved authorizing any member of the board, the clubhouse manager or the managing agent to file and/or execute complaints on behalf of the Association with the appropriate legal authorities for violations. The Board also noted that the authorization does not preempt an individual owner's right and obligation to do the same.

Homeowner Concerns: Cris Barrera submitted the homeowner concerns. The Board reviewed the concerns and referred them for action as appropriate. Ron Gerlach reported that he planned to post responses to questions from the July 19th Homeowners Forum following Board review.

Villas Master: John Devereux reported that the Association was investigating an owner's complaint regarding a crack in a post of the Scarsdale fence and that the Association was working on its 2011 budget including funding of reserves.

EXECUTIVE SESSION

The Board adjourned to executive session to discuss matters involving collections and architectural appeals.

RECONVENE TO OPEN SESSION

The Board returned to open session and reported as follows:

- The clubhouse manager was to obtain quotes to staff the pool with monitors to assist with rule compliance and to follow up on problems at certain events.
- Thanks and recognition were to be given to both Forgotten Angels and James Warner regarding transfer of the nature reserve.
- A proposal to settle a collection issue was to be countered but that the original proposal could be accepted if the counter was not accepted.

SCHEDULE NEXT MEETING

The next regular meeting of the Board of Directors was scheduled to be held August 25, 2010 at 3:00 p.m. in the Club BellaVita ballroom.

ADJOURNMENT

There being no further business, the meeting adjourned.

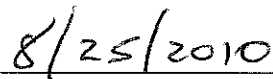
Respectfully Submitted,



Recording Secretary



Approved



Date