



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON FEBRUARY 28, 2018 AT 3:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX 77581.

DIRECTORS PRESENT

Dianne Clement, President
Bill Burdick, Vice-President
Billy Potter, Secretary
Connie Harry, Director
Fritz Ring, Director
Ken Wright, Director

ABESENT:

Steve Anderson, Treasurer

IN ATTENDANCE

28 Homeowners were in attendance.
Katie Ivanics, Community Manager, Inframark

CALL TO ORDER

Due notice of the meeting having been given and a quorum being present, the meeting was called to order at 3:00PM by Dianne Clement, presiding, and Katie Ivanics recorded minutes.

ADOPTION OF AGENDA

Upon a motion duly made and seconded, the agenda was accepted as presented.

CONSIDERATION OF MINUTES

Upon a motion duly made and seconded the January 31, 2018 Board Meeting Minutes were approved as presented.

CONFIRMATION OF ELECTRONIC VOTING

- The board voted to approve the staffing amendment

PRESIDENT'S REPORT

- Dianne Clement mentioned the new onsite manager will be Shannon Boogades
- Dianne Clement mentioned Jan Roberts will be moving to the Inframark office in Katy and Christine DeAngelis will be the new clubhouse coordinator.
- Dianne Clement mentioned Jeffrey Moore as the new maintenance tech
- Dianne Clement indicated Renee West sent a bird book to the association and it will be in the library for homeowners to view.

OPEN COMMENTS BY BOARD MEMBERS

- Billy Burdick thanked the residents for all of their support
- Connie Harry mentioned ballots were mailed out and due by end of day on March 14th. Ballot counting is on March 15th.

TREASURER'S REPORT

Dianne Clement read Steve Andersons report. As of the January 31, 2018 financial statement, we have approximately \$700,000 in our operating fund and \$340,000 in our reserve fund for a little over \$1,000,000 total cash. For the month of January, income was approximately \$4,000 below our projection. Expenses were approximately \$27,000 under our projection. This gives a net surplus for the month of about \$23,000. We don't anticipate that sort of surplus continuing, but as long as we have some surplus, all is well. Overall, from a financial standpoint, our HOA is doing exceptionally well from a financial perspective

MANAGING AGENT'S REPORT/CLUBHOUSE REPORT

- The carpets are scheduled to be cleaned the afternoon of March 8
- The Fireplace Company came out, and will be providing a bid to fix the fireplace
- Working with vendors for damaged baseboard areas in the clubhouse

COMMITTEE REPORTS

Facilities Committee, Dorothy Barrera

- The new gate system is working well
- The EZ tag on the gate software system is not maintain the info. The issue is being worked on.
- The letters were sent out for homes scheduled to be painted in April.
- The curb/sidewalk project is complete
- The spa is having some issues and Miller Pools is looking into the issue

Clubhouse Committee, Sandra Talley

- The committee requested the \$3.00 guest fee to be revoked. The board agreed to not charge the \$3.00 guest fee.
- The committee requested the board to give some money towards some bookshelves for the library. The board approved the request.

ADDITIONAL BUSINESS

MUD #18 Update, Ron Gerlach

- The MUD had an uncontested election and the board members will remain the same. Ron thanked the board for allowing the MUD District the option to have their election in the annex. However due to the uncontested election MUD did not need to use our facility.

Villas Master, Bill Burdick

- The next board meeting is scheduled for March 5th in the annex. The Villas Master Annual Meeting will be coming up in April and all homeowners are encouraged to attend.

Homeowner Concern Forms, Billy Potter

- A concern about not having a variety of diet drinks
- A concern about bottles floating in the lake and the grass growth

ARC Revised Mission Statement, Connie Harry

- Upon a motion duly made and seconded, the ARC Revised Mission Statement was approved as presented.

ARC Guidelines Amendment, Connie Harry

- Upon a motion duly made and seconded, the ARC Guidelines Amendment was approved as presented.

NEXT SCHEDULED MEETING

- Next scheduled Board meeting March 21, 2018.

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.

RECONVENE OPEN SESSION

- The board reviewed the collections report

ADJOURNMENT

There being no further business, the meeting adjourned at 5:14PM

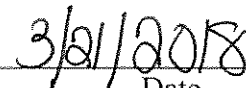
Respectfully Submitted,



Katie Ivanics, Recording Secretary



Approved, Billy Potter



Date