



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON MARCH 21, 2018 AT 3:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX 77581.

HOMEOWNER SPEAKER

Fred Nelson had concerns concerning the landscape company

DIRECTORS PRESENT

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

ABESENT:

IN ATTENDANCE

31 Homeowners were in attendance.
Katie Ivanics and Shannon Boogades, 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 February 28, 2018 Board Meeting Minutes were approved as presented.

CONFIRMATION OF ELECTRONIC VOTING

- The board voted to change the process for estate sales gate codes

PRESIDENT'S REPORT

- Dianne Clement mentioned BellaVita has new staff at the front.
- Dianne Clement mentioned the Annual Meeting is on March 28, 2018
- Dianne Clement mentioned to the homeowners that they need to be more respectful to the staff.

OPEN COMMENTS BY BOARD MEMBERS

- Billy Potter mentioned that the board is not animal control

TREASURER'S REPORT

Steve Anderson mentioned YTD is on budget

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 painters will be starting the painting of homes scheduled to be painted in April
- After the leak is fixed under the deck the surface will look different
- Three lake lights were replaced
- The stop/street lights are going to be reset

Clubhouse Committee, Sandra Talley

- The Clubhouse Committee met on 3/20
- The exterior doors to the clubhouse need to be refinished to avoid future issues

Contract Committee, Fritz Ring

- New Chairperson for Comcast is Ruth Suthard
- Fritz Ring is going to work with Katie Ivanics to develop policy between Inframark and Contract Subcommittee

ARC Committee, Connie Harry

- Tom Rohwer resigned
- Upon a motion duly made and seconded Hazel Fowler was appointed to the ARC Committee.

ADDITIONAL BUSINESS

Villas Master, Bill Burdick

- The Villas Master Annual Meeting will be April 30 and all homeowners are encouraged to attend.
- The Villas Master voted to switch management companies over to Inframark

Homeowner Concern Forms, Billy Potter

- A concern about temporary gate codes for estate sales
- A concern about deed restriction letter for stain on driveway
- A concern about a flag being flown in a homeowners driveway
- A concern about the landscape company

Tax Exempt Engagement Letter, Stephen Anderson

- The board previously voted to move forward with the CPA Elaine Combs to become tax exempt. The process has been initiated.

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 April 25, 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 and referred the following accounts to the attorney for further collections: 903, 945, 791, 616, 886, 542

ADJOURNMENT

There being no further business, the meeting adjourned at 4:26PM

Respectfully Submitted,


Katie Ivanics, Recording Secretary


Approved, Billy Potter


Date