



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON AUGUST 26, 2020 AT 3:00 P.M. VIA ZOOM THIS MONTH DUE TO COVID-19

DIRECTORS PRESENT

Connie Harry, President
Merlin Mohr, Vice-President
Cindy Dutschke, Secretary
Billy Potter, Director
Sandra Talley, Director
Dallas Smith, Director

DIRECTORS ABSENT

Steve Anderson, Treasurer

IN ATTENDANCE

18 Homeowners were in attendance.
Shannon Boogades, Community Manager, Inframark, Katie Ivanics, Regional 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 3:00 PM by Connie Harry presiding, Shannon Boogades recorded minutes.

CONSIDERATION MINUTES

Upon a motion duly made and seconded the July 22, 2020 Regular Meeting Minutes were approved as presented.

CONFIRMATION OF ELECTRONIC VOTING

- Power Washing/stripping of parking lot
- Lake Sediment Survey
- Sidewalk pressure washing
- Additional add on cost for sidewalk repair
- Phase 1 Guidelines
- Public Service for Residents
- Cool Deck Repairs

PRESIDENT'S REPORT

- Connie Harry announced that we will not be hosting November 2020 Election Voting at BellaVita this year.
- Connie Harry also mentioned the Villas Masters Agreement and outcome. Motion was made to accept the Villas Masters Agreement, Seconded, Motion passed.

OPEN COMMENTS BY BOARD MEMBERS

- Sandra Talley mentioned that there was a rumor regarding our dues going up due to the taking on of the concrete fence. Sandra wanted to advise that that is not true and it might be possible for us to have extra funds.

TREASURER'S REPORT

- Because Steve Anderson was out ill; Merlin Mohr will be giving the Treasurer's report.
- For the month of July 2020, the BellaVita Operating Fund balance is \$310,920, which is up about \$34,000.00 from June. As of July 31, our Reserve Fund balance is \$1,138,650. That is down about \$1,000 from June. As indicated in the last report, the Reserve Fund is paying out relatively large amounts of money currently for house painting and door refinishing, but that will taper off shortly. For the month of July our total income was about \$13,000 over budget, mostly due to a number of home sales and some reimbursed attorney fees. Our expenses were about \$8,000 under budget. For the year to date, we have a surplus of about \$39,000 in the Operating Fund and a surplus of about \$26,000 in the Reserve Fund. Overall, our finances are healthy. Motion was made to accept the July 2020 financial statements as prepared by Inframark. Motion passed.
- Flood insurance is due for 2021 and it has gone up about \$250.00. Motion made to accept and pay for the Flood insurance. Motion passed.

MANAGING AGENT'S REPORT

- The clock by the pool has been replaced.
- There were some paint splatters on a piece of furniture behind the desk that has been repaired.
- The recumbent bike had a wobbly seat that has been repaired.
- New trash cans that were requested have been put out on the hike/bike trail around the lake and one was added to the Nature Reserve Observation Deck.
- No climbing fence signs were installed; on both pool gates and one on Villa Verde side of the emergency gate. Private property sign was posted to the Villa Verde side of the emergency gate.
- Replaced a minimum of 5 ballasts.
- Painted the ballroom doors and wainscoting/crown molding in the ballroom.
- Removed tree branches that had fallen over the pool equipment
- Researched replacement benches for around the lake. Submitted to Finance Committee for consideration.
- Worked on Insurance for the Association with the Treasurer.
- Updated the Age Exception Request for the over 55 Housing Authority – HUD.
- Items in the Orientation Guide have been updated.
- Flood insurance policies for the Clubhouse and Annex have been renewed and paid.
- Had pool gate fixed that was not closing properly.

COMMITTEE REPORTS

- Architectural Committee – Ruth Southard- Dallas Smith made a motion to add Don Smith to the Architectural Committee. Seconded. Motion carried.
- Awards Committee – Sandra Bornstein – None Available.
- Clubhouse Committee – Karen Bishop – None Available
- Communications Committee – Lark Billick – None

- Community Relations Committee – Janet DelSardo – Given by Sandra Talley; Public Service for Flu Shots on Saturday, September 5, 2020 in the Annex.
- Elections Committee – Ruth Southard –None
- Facilities Committee – Dorothy Barrera – None Available
- Finance Committee – Don Jensen – None Available.
- Grounds Committee – Diane Nicolas – None Available.
- Nature Reserve Committee – Linda Kuhn – None

ADDITIONAL BUSINESS

Villas Master – Billy Potter stated that the Villas Master Agreement has been completed as mentioned by Connie Harry

Homeowner Concern Forms – Cindy Dutschke mentioned that there was one Concern form regarding kudos for RusticScapes and another one that was unhappy about using weed spray in the beds.

NEXT SCHEDULED MEETING

- Next regularly scheduled meeting is on September 23, 2020 at 3:00 p.m. The meeting will be held by ZOOM.

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.

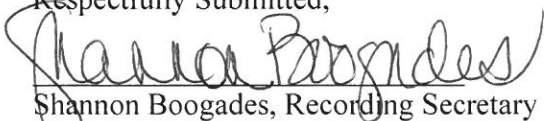
RECONVENE OPEN SESSION -SUMMARY

- There were several accounts that the Board requested the Manager to send reminder letters.

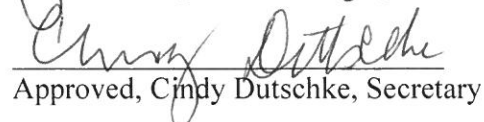
ADJOURNMENT

There being no further business, the meeting adjourned at 4.15 PM

Respectfully Submitted,


 Shannon Boogades, Recording Secretary

9/25/2020
 Date


 Approved, Cindy Dutschke, Secretary