

BELLAVITA AT GREEN TEE

FACILITIES COMMITTEE MEETING MINUTES

December 14, 2010

The meeting was called to order at 3:00PM with the following present: Bill Bell, Billy Potter, Roger Valdez, Nancy Triggs and Carl Weber.

I. OLD BUSINESS:

A. NEW FACILITIES COMMITTEE MEMBER: The BVHOA Board approved Bill Bell as a new Committee member.

Action: Completed item.

B. 2011 POOL MAINTENANCE CONTRACT: The BVHOA Board approved the 2011 Pool Maintenance Contract.

Action: Completed item.

C. 2011 RESIDENT FRONT DOOR MAINTENANCE CONTRACT: The BVHOA approved the 2011 Resident Front Door Maintenance Contract.

Action: Completed item.

D. NEW BENCHES FOR BELLAVITA: The BVHOA Board approved the purchase of six (6) benches to replace 6 wood benches around the lake and golf course.

Action: Nancy Triggs will purchase the benches. Completed item.

E. RESIDENT FRONT DOOR VARNISHING: As of the first week of December 2010 we are current with varnishing/refinishing resident front doors. We do not plan to maintain any more front doors until early spring 2011 when it warms up so the doors will properly dry. Eight (8) homes were recently approved for front door refinishing with the homeowner responsible for any costs above \$130 per door.

Action: Ongoing process. Follow up next month.

F. METAL FENCES: No metal fence maintenance repair requests were received since the last meeting.

Action: Ongoing process. Follow up next month.

G. WOOD FENCES: Dennis Akkola was not in attendance so there was no wood fence report.

Action: Ongoing process. Follow up next month.

H. WATER WELL USE REPORT: We stopped using well water on 12/1/2010 because the grass is now dormant. The Harris County Subsidence District reduced our well-water

pumping limit for 2011 from 900,000 to 700,000 gallons annually because we used less Pearland city water this year.

Action: Ongoing process. Continue to monitor.

**I. SOIL EROSION BY THE CEMENT POOL DECK:** Watts Pool Company who built our pool stated that the cracks in the deck are due to ground movement which is common in the Houston area and our deck is in average to above average shape being over 8 years old. Watts does not recommend injecting material under the deck because it will not prevent further cracks. Watts stated that expansion joint caulking is optional but not required. Caulking would assist in preventing moisture below the slab and help prevent weed growth through the expansion joints.

Watts also stated the pool plaster crack is very minor (cosmetic) and they do not recommend crack repair at this time. Watts did give a quote to install a retaining beam for support on the west-side of the pool if desired. The quote also included caulking expansion joints and pool deck crack repair.

Action: Information only. No Committee action required at this time.

**J. DAMAGED CURBS IN SECTION FIVE:** Bill bell stated that the curbs in Section 5 were definitely damaged by construction. Bill said the curbs are monolithic curbs and are an extension of the street (poured with the street). Bill was not certain how to fix the curbs. Perhaps the curbs will need to be patched. Bill said that he would get with roger Valdez and then Wayne Johnson regarding curb repair.

Action: Follow up next month.

#### NEW BUSINESS:

**A. 2011 MOSQUITO SPRAYING CONTRACT:** the 2011 mosquito spraying contract was just received form the 2010 vendor. The new contract raises the cost per application from \$64 to \$66 each. This is about a 3% increase. The Facilities Committee recommended contract approval for 2011.

Action: Nancy will present the contract at the December 2010 BVHOA Board meeting.

Respectfully submitted,

Carl R. Weber