

BELLAVITA STEERING COMMITTEE

MEETING MINUTES for: April 23, 2008

APPROVED: May 21, 2008

Attendees:

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| BVHOA | Ron Gerlach, Wayne Johnson, Benny Frank |
| AMI Rep | Not Present |
| Club Manager | Nancy Triggs |
| BVSC | Section 1 Dorothy Darden and Ruth Southard |
| | Section 2 Bill Burdick - Margo Green |
| | Section 3 Roger Valdez - Barbara Worrall |
| | Section 4 Carol Barber |
| | Section 5 Lyle Ganucheau |

The meeting was called to order at 7 p.m. by Facilitator, Carol Barber. First time attendees/new residents recognized were Joe and Carol Grisanti.

Committee Reports

By-Laws/Covenants (Bill Burdick)

Bill Burdick announced that Phase I of the review and revision of the By-laws/Covenants has been completed. He thanked his Committee for all the hard work. Ron Lauve then presented the final report of the Committee for recommended changes to the BellaVita Bylaws. Ron gave a summary of the Committee effort and method in developing the report. To ease the clarity of the proposed changes the Committee utilized a matrix format, one column showing the By-Laws as they presently exist and a second column showing any proposed revisions. There are six significant proposed changes to the By-Laws:

- 1) Permit 10% of the homeowners to call for a special meeting (25% currently).
- 2) Establishing secret ballots for elections and permitting voting by mail (currently voting in an open meeting).
- 3) Providing a "willingness to serve" process for nominations to the slate of candidates for the director positions and establishing a forum for candidates to provide resumes to homeowners (currently nominations are accepted in an open meeting setting).

- 4) Establishing 7 director positions (currently 3 directors) and removing the current provision of allowing advisory directors to continue serving at takeover.
- 5) Outlines certain standing or mandatory committees and allows the establishment of other committees as the Board of Directors deems necessary.
- 6) Establishes a process to provide Board membership to the Villa Masters (VMA) HOA as directed in the VMA Declarations.

The Committee unanimously recommended that these proposed changes be accepted by the Steering Committee and a formal recommendation be forwarded to the BellaVita HOA Board for their review and for them to begin the formal process for approval. The Committee is now prepared to begin work on the next phases of the review/revision of the By-Laws/Covenants.

Margo Green asked if further changes could be made in the By-Laws during the review process. Ron answered that changes could be made, but the By-Laws would not be filed with the State until reviewed by BellaVita.

A recommendation by the Steering Committee takes the place of a motion. The Steering Committee can vote on the recommendation.

Lyle Ganucheau had questions on changes made since the review and Margo had hesitation on approving the recommendation without seeing the completed revised By-Laws. Ron reiterated that only two major changes were discussed at the Steering Committee workshops, the number of Board members and the number of mandatory committees.

It was decided to table a vote on the recommendation until later in the meeting.

Grounds (Dorothy Darden)

Dorothy Darden reported the first stage of beautification has been completed with the planting in the recommended common areas. The planting was done by Brandon of Houston Lawn with assistance by Dutch Uran of BellaVita. Neighbors have committed to watering the plants until they become established. The plants were purchased from the \$3000 Grounds Committee budget. A decision on the beautification

of the area around the water pumps was tabled until a clear determination was made of ownership outside the fenced area. An estimate will be obtained for the cost of grading and sodding the area. Extra fertilizer was purchased with the Ground Committee budget for the area around the Clubhouse. The trash problem on the vacant lots is still being pursued. AMI sent the Houston Lawn contract to the Grounds Committee for review. The Committee had some questions and concerns regarding the landscaping contract which have been communicated to AMI. There was a discussion of snakes around the palm trees by the lake. Nancy Triggs and Dutch Uran responded that numerous snakes have been seen, but none were poisonous and were not a hazard to residents or landscaping personnel. Brandon of Houston Lawn will be reassured that it is safe to trim the palms and if necessary assistance will be offered. Margo Green had a question about one of the lake benches that is incomplete. The bench is in the process of being refinished.

By-Laws/Covenants - Continuation of Discussion

The Steering Committee members had sufficient time for review of the six major changes. It was reiterated that the By-Laws were not permanent and can be changed easily and at anytime by the HOA Board. Roger Valdez confirmed that the length of term of the Board members was left at three years. There was a discussion on the election of Board members on an at-large or section basis. There was discussion that the sections in BellaVita were created by the builder during construction and at this point BellaVita was establishing By-Laws for an entire community which led to the preservation of election of at-large members as stated in the original By-Laws.

There being no further discussion the recommendation was approved with no opposition. Carol Barber did not vote in her position as facilitator.

Communication/Community Relations (Ruth Southard)

Ruth Southard stated that over the months there had been numerous discussions on deed restrictions. She suggested that the community website be used to educate and send information to residents on deed restrictions. Part of the compliance problem is that most residents have not read the documentation and AMI letters sent to residents about a

compliance issue do not cite the specific article in the deed restrictions. She suggested a "deed restriction of the week" format.

There was discussion about the importance of deed restrictions and their enforcement. The topic of the week could be determined by the Committee or by suggestion. Carol asked Ruth to consider continuing as chairperson of the Communications Committee.

There was a vote on the transmittal by the Communications Committee and this was passed.

Clubhouse Facilities (Barbara Worrall)

Barbara Worrall had nothing new to report.

Clubhouse Operations (Carol Barber)

Carol Barber stated that the Clubhouse job descriptions would be transmitted formally to the HOA Board.

Finance (Margo Green)

Margo Green complimented the Finance Committee on all their hard work. She then requested Jean Buchanan report for the Finance Committee. The comparative balance sheet was distributed. In addition to the monthly financial statements the Committee has requested that other information be provided by AMI on a monthly basis: The number of homes sold to residents and number sold to builders; an aged A/R schedule (with names blacked out); and, the bank statement and reconciliation. There is concern that the amount recorded for assessments (particularly January through March of this year) has declined. Without this further information from AMI there is no way of knowing if assessments are being properly collected and recorded. Margo stated that Jean is correct in stating that reports are not being received, but assured the Steering Committee that it is not believed that there is anything improper in the finances, but that a change in personnel and software at AMI has created a difficult situation in receiving timely reports.

Margo again stated she felt it was of utmost importance that an Insurance Committee be formed and asked for volunteers with insurance experience to volunteer.

Conservation/Property Acquisitions (James Warner)

James Warner was absent and did not have a report. Jim Gorman reported on the Scarsdale esplanade landscaping. The design and bidding phase has been completed. At the next City Council meeting the proposal and contractor should be approved. It could be August or September before the completion of the project. Jim stated he will go to the next City Council meeting and will post a report on the BellaVita website. Dotty Raines stated she would also attend the City Council meeting to help demonstrate BellaVita support for the project.

Safety/Security (Lyle Ganucheau)

Lyle Ganucheau stated the pricing for the gate revisions are in. He will meet with his committee and will have a proposal for the next meeting.

Neighborhood Preservation (Roger Valdez)

Roger Valdez had nothing new to report.

Concern Forms

Bill Burdick had a resident concern that the fitness area was no longer available from 5-6 a.m. Nancy stated she would check with AMI and if okay would reset the timer. She stated she believed it had always been 6 a.m. for the opening time. Bill noted the concern was referred to Nancy Triggs and AMI on April 23.

Unfinished Business

Gene Reddell reported for the Nominations/Election Committee. As there was only one candidate for each position it was transmitted to the Steering Committee that the slate of candidates be approved without contest for the seats on the BellaVita Steering Committee and no election be held. This was unanimously approved. The new Steering Committee members are: Section One, Bob Stockinger and Dorothy Darden; Section Two, Margo Green and Bill Burdick; Section Three, Jim Moore and Roger Valdez; Section Four, Elizabeth Woods and James Warner, Section Five, Lee Molloy and Lyle Ganucheau.

Resident Comments

There was a resident question about the relationship of BellaVita with Villa Masters. John Devereux described the relationship of BellaVita, Villa Masters, and Lennar. There was another resident question about the method of replacement of Board members. The standard corporate

language is used in the By-Laws. There was a question as to whether BellaVita is a for-profit or not-for-profit organization. Jean Buchanan clarified the not-for-profit status. There was an expressed resident concern about workers being in the subdivision after the evening deadline. Workers have been turned in, but the behavior continues. After discussion of the difficulty of enforcing the rule without specific information on the worker and the builder, Lyle Ganucheau stated he would talk with the construction supervisors and report next month. Nancy stated that without specific information on the house and vehicles involved nothing can be done.

NEW BUSINESS

Margo Green thanked Carol Barber for her hard work as facilitator. She also thanked Barbara Worrall and Ruth Southard for their service to the Steering Committee. She also thanked Anita Barner for acting as secretary to the Steering Committee.

Carol Barber also expressed her thanks to all Steering Committee members and the secretary. Recognition certificates were distributed.

Closing/Adjournment

The meeting was adjourned at 8:29 p.m.

Next Meeting: May 21, 2008

Respectfully submitted,
Anita Barner