

BELLAVITA STEERING COMMITTEE

MEETING MINUTES for: August 7, 2008

APPROVED: August 20, 2008

Attendees:

BVSC

Section 1	Dorothy Darden - Bob Stockinger
Section 2	Bill Burdick - Margo Green
Section 4	Elizabeth Woods
Section 5	Lyle Ganucheau

The meeting was called to order at 10:20 by Facilitator, Bill Burdick.

Bill circulated copies of three bids for the sidewalk repairs received by AMI. The bids were made on the basis of two or three identified areas needing work. It has now been identified that there are seven areas needing work. The bids will be returned to AMI for updated bids considering the increase in the scope of required repairs.

Bill reported that he completed a driving tour of BellaVita with Kristin Banner of AMI. There was discussion on the required procedure for notification of homeowners of necessary maintenance issues.

The Steering Committee thanked Anita Barner for her work as committee secretary and presented her with cards and a gift certificate. Anita expressed her thanks for their recognition.

Review of Minutes:

The minutes from the July 16, 2008 meeting had been distributed for review. A motion was made and seconded and the minutes were approved as presented.

Clubhouse Rules and Regulations:

There was discussion of the revised Clubhouse Rules and Regulations resulting from the July 31, 2008 working session. There were several sections that were referred back to the Task Force for further input. The preliminary version of the revised Clubhouse Rules and Regulations (as transmitted by the Task Force to the Steering Committee) has been sent to AMI for review and comment on legal issues. Once input is received from AMI and the Task Force, the Steering Committee will complete the

final revisions to the Clubhouse Rules and Regulations and forward those to the BellaVita HOA with a recommendation for implementation.

As a procedural clarification, it was noted that working session meeting notes are filed in the appropriate Task Force or Committee folder in the permanent Steering Committee files and minutes of regular Steering Committee meetings are filed in the permanent Steering Committee files, the public binder in the Clubhouse, and also posted on the BellaVita website.

BellaVita Website:

Bill announced that there have been numerous complaints from residents regarding the distribution of the daily news items. Some residents are not receiving information in a timely manner. Elizabeth Woods stated that a Communication Committee meeting had been scheduled for earlier this week to discuss website issues but this was postponed due to the clubhouse closure for storm preparation. The meeting has been rescheduled for August 18, 2008. Initial investigation of alternative methods for resident notification has begun. One proposal for a voice mail notification system would cost approximately \$10 per household per year. It was discussed again the past problems with a generalized e-mail notification system. Margo suggested that the problem is an educational issue. As the website is relatively new and some residents are inexperienced in computer usage, many of these issues can be addressed by educating the users on easy methods of retrieving information from the website on their home computer system. Margo suggested if a complaint is received, the name and contact information for that person be forwarded to the Communications Committee for individual followup. Discussion indicated a willingness to perform home setup and training for those people needing assistance in accessing the website. Elizabeth said the Communications Committee will address possible solutions at their next scheduled meeting. Margo suggested that the deadline for weekly news submissions be noted on the website and the guidelines for daily news also be noted.

There was discussion on the location of minutes on the website and whether this needs to be revised.

It was agreed that the old "neighborhood news" system of e-mail did not work well and it was the consensus that the present problems can be addressed with education and formatting changes.

Fence Maintenance:

The Steering Committee Task Force for fence maintenance met on August 4, 2008. This Task Force was formed at the request of the BVHOA to review the issue and recommend an appropriate course of action. Dorothy Darden reported on this meeting for Roger Valdez. A review of the BellaVita Covenants regarding fences was completed. Any recommended changes to the Covenants regarding this issue were deferred until after the By-Laws and Covenants Committee report on proposed revisions. It was the consensus of the Task Force, however, that most residents have a reasonable expectation that all BellaVita fences be maintained. There was discussion of the precedents and rationale for fence maintenance, the responsibility of individual homeowner maintenance and insurance, and the possible financial liability of this maintenance by the community. It was noted that an on-going maintenance contract for the wrought iron fencing has been signed. After this discussion a motion was made, seconded, and passed unanimously to forward a recommendation to the BVHOA that all BellaVita fences be maintained. The Steering Committee secretary will prepare a recommendation memo for signatures at the next Steering Committee meeting.

Committee Reports

Safety/Security (Lyle Ganucheau)

Lyle reported on the procedure for testing of the home alarm systems. He gave a brief description of the process and explained the differing roles of Tudor Alarms as the monitoring company and Modern Alarms as the maintenance company. Lyle is going to send the instructions for system testing to all Steering Committee members for their review. After their review and testing, the Steering Committee will again discuss the testing issue and how to inform homeowners of this process.

Lyle also reported that he met with John Devereux, Ron Gerlach, Jeff Hulett, and Allen Rogers on gate security. He gave a preliminary report on the system currently being considered. This is an EZ-tag system utilizing a quick arm gate. There will be a surveillance camera with DVR

recording placed in the locked bathroom portion of the guardhouse for extra security. A final bid will be presented to the Steering Committee when received. It is anticipated that the cost of this system will be approximately \$23,000-25,000.

There was a question about the possibility of a height clearance sign on the gate portico. This has been refused by Lennar in the past, as well as any signage on the portico, as an aesthetics issue.

Finance (Margo Green)

Elizabeth Woods announced that the budget process for the next fiscal year has begun and asked for submission of any requests for expenditures or anticipated expenses.

New Business

Margo requested that a thank you letter be sent to the Mayor of the City of Pearland with copies to all City Council members thanking them for the Scarsdale Esplanade Landscaping project. The secretary will prepare the letter for signature at the next Steering Committee meeting. The Task Force for Esplanade Landscaping was disbanded.

Adjournment:

The meeting was adjourned at 12:15 p.m.

Next Meeting:

August 20, 2008, 7 p.m.

Respectfully submitted,
Anita Barner, Secretary

Attachments:

Fence Task Force meeting notes

Recommendation letter on fence maintenance

Thank you letter to Pearland Mayor regarding esplanade landscaping