

# **BELLAVITA STEERING COMMITTEE**

MEETING MINUTES for: 12/19/2007

APPROVED: 1/16/2008

## **Attendees:**

**Club Manager** Nancy Triggs

<b>BVSC</b>	Section 1	Dorothy Darden and Ruth Southard
	Section 2	Bill Burdick - Margo Green
	Section 3	Roger Valdez - Barbara Worrall
	Section 4	James Warner - Carol Barber
	Section 5	Lyle Ganucheau

The meeting was called to order at 7 p.m. by Facilitator, Carol Barber.

There were no new residents in attendance.

Carol Barber thanked Margo Green for facilitating the November meeting in her absence.

Carol announced that Kristen Banner of AMI has a new assistant, Cory Waldrop.

The minutes of the November 14, 2007 meeting were reviewed. A motion was made by Margo Green and seconded by Lyle Ganucheau to approve the minutes with no correction. The motion was passed.

## **Committee Reports**

### **Communication/Community Relations** (Ruth Southard)

Ruth Southard reported they have had one meeting since the last Steering Committee meeting. Roll-out of the new BellaVita website will hopefully be coordinated with the BellaVita Town Meeting in early January. Work continues on template development and also the various club pages.

### **Clubhouse Facilities** (Barbara Worrall)

Barbara Worrall had no report. A clubhouse inventory is being done.

**Clubhouse Operations** (Carol Barber)

Carol Barber reported the job descriptions are being finalized and should be ready for final approval in January.

**Finance** (Margo Green)

Margo Green reported the committee has three new members, Lee Malloy, Sarah Barnett, and Bob Stockinger. This brings the committee to five members. AMI is still waiting for a software update and, therefore, the last financials available for review are from August.

**Grounds** (Dorothy Darden)

Becky Spedden reported the committee has not had a meeting since the last Steering Committee meeting. AMI is in the bidding process for power washing of the slippery areas on the walkways. There has been a meeting with Brandon to identify specific areas for pruning and shrub replacement. All homeowners that have been contacted have been willing to assist with watering of landscaping upgrades in common areas. Brandon is checking on the sprinklers around the clubhouse, model homes, and sales office to minimize water runoff.

**Conservation/Property Acquisitions** (James Warner)

James reported that Terry Brooks at West Development has resigned. James has not been able to meet with West Development about potential land transfer. He will continue to pursue an answer on this matter. BellaVita is now about 72.2% sold and is close to the point where management will be turned over to the homeowners. James reported it was time to begin planning for formation of the Board, which will require new elections. This will be further discussed in January.

**Safety/Security** (Lyle Ganucheau)

Lyle Ganucheau recognized Alan Womack for his work on repairing the front gates. This saved BellaVita both time and money in achieving the repair. Lyle read a letter from Wayne Johnson about security issues. Kristen is to contact the Constable about the possibility of a security patrol. There was a letter from Kristen about security measures at Countryplace. These include a license plate recognition entry system for one "quick gate" and a 24-hour guard for the non-resident gate. Lyle reported that at the committee's December 8 meeting the issues discussed include a security patrol, a video surveillance camera system, the speeding issue, and a volunteer patrol. At this point the committee

has been only gathering information and data. No cost estimates have yet been developed. The committee will have more specific recommendations by the January Steering Committee meeting.

### **Neighborhood Preservation (Roger Valdez)**

Roger Valdez reported that pictures have been taken of various cracked sidewalks. Roger is to bring a recommendation for action to the Steering Committee. This will then be forwarded to AMI. Roger also reported on street light repairs. Upon questioning Roger reported the street light problems are monitored by his patrols and by phone calls to him from residents.

### **By-Laws/Covenants (Bill Burdick)**

Ron Lauve reported for the By-laws and Covenants Committee as Bill Burdick came to the Steering Committee meeting late due to another commitment. As BellaVita is now close to the 75% sold mark, time is becoming critical for finalizing changes to the Covenants, Conditions, and Restrictions. Changes to these can easily be made prior to turn-over, but are much more difficult after. Declarations cannot be amended by the Board, but bylaws can. Changes to the By-laws before turnover are pen and ink changes and afterwards are legalistic. Changes to the Declarations can be made by Lennar prior to turnover, but afterwards require 75% homeowner approval. Lennar will listen and be amenable to changes prior to turnover. The Villa Master Declarations take precedence over BellaVita Declarations in cases of inconsistency. There was discussion on the urgency in finalizing any changes to these documents. The Committee will continue working on suggestions for changes and these will be brought to the Steering Committee. Margo Green questioned the frequency of Committee meetings and it was indicated the Committee will be meeting more frequently than monthly. In response to a question from Barbara Worrall it was indicated there will be open Committee meetings.

### **Concern Forms**

Carol Barber brought up resident concern forms. She noted that it has been six months since the issue of maintenance of the grounds around the construction trailer was raised. Margo Green will take pictures and forward them to the Board and AMI. The issue of vacant lots next to occupied homes has also been forwarded multiple times to Kristen at AMI.

### **Unfinished Business**

There was no unfinished business.

### **New Business**

A special working Steering Committee meeting has been scheduled for Monday, January 7, 2008 at 7 p.m. to work on the annual meeting agenda. The annual meeting is being considered for Wednesday, January 30, 2008.

### **Resident Comments**

A resident inquired if there was any reason a homeowner could not make a personal visit to the construction trailer with a problem and was told there was no reason a personal visit could not be made. In response to a question about solicitors in the subdivision, it was suggested to ask if they have a permit issued by the City of Pearland. If the solicitor does not have a permit, the police can be called.

### **Closing/Adjournment**

Carol Barber read a humorous poem "Twas the Night Before the Hurricane." After that the meeting was adjourned at 8:05 p.m.

**Next Meeting:** January 16, 2008.

Respectfully submitted,

Anita Barner, Secretary