

BELLAVITA STEERING COMMITTEE

MEETING MINUTES for JUNE 18, 2008

APPROVED: July 3, 2008

Attendees:

BVHOA Ron Gerlach

AMI Not present

Club Manager Not present

BVSC	Section 1	Dorothy Darden - Bob Stockinger
	Section 2	Bill Burdick - Margo Green
	Section 3	Roger Valdez - Jim Moore
	Section 4	James Warner - Elizabeth Woods
	Section 5	No representation

Facilitator, Bill Burdick, called the meeting to order at 7:03 PM.

The minutes from the May 21, 2008 meeting were reviewed. There were two corrections. Under the Architectural section on page 2, the name of Don Tuttle should be changed to Don Talley. Under Unfinished Business on page 6 Jim Gorman should be changed to Jim Moore. The minutes were approved with the two changes.

Committee Reports

Business Liaison/Acquisitions (James Warner)

John Devereaux had a meeting with the Villa Master Board on June 11, 2008. There was a full quorum of Villa d' Este and Villa Verde for the first time. They haven't had an active part in the neighborhood, like our having the Steering Committee. West Development has informed them that control of each subdivision will be turned over to the residents. This will happen when enough houses will be sold, likely at the end of June 2008. Therefore, Villa d' Este and Villa Verde are working to form a neighborhood committee.

James Warner said that BellaVita is assured of getting the Nature Trail.

The Sales Office will be brought up to building specifications according to the City of Pearland, but BellaVita will not take possession of the Sales Office until the last lot is sold. There are about 145 lots left to be sold.

By-Laws/Covenants (Bill Burdick)

This committee has been working hard and has a report later in the meeting.

Clubhouse Facilities (Bob Stockinger)

A letter to Kristin was read regarding the clubhouse doors need refinishing, and the weeds have grown in the flowerbeds, which is looking bad. The gatehouse roof still hasn't been fixed and doesn't look appealing to potential homeowners.

The power washing at the front entrance doesn't look completed.

The pool tiles are covered with a white film. Some of the residents that cleaned it last year with pumice stone said the tiles were now scratched and are stained with evaporated water residue.

Also, the front desk needs to be refinished.

Nancy is supposed to be getting bids to paint the clubhouse, guardhouse, bell tower, and entrance sign.

The antennae on the left gate were raised so the openers should work on that side. Bob urged everyone to test it.

Jack Lauber reported that the ladies at the front desk didn't need help in closing at night. They should have phone number of some male residents that can come help if needed. He also suggested that the receptionists need to be paid overtime if a club activity goes past the clubhouse hours, the clubs would be charged \$100 per hour.

Job descriptions were needed of all the clubhouse employees. Carol Barber said that the descriptions were approved by the Steering Committee in the March 2008 meeting. Bill Burdick said he would like a copy of the job descriptions.

Communications (Elizabeth Woods)

Elizabeth reported that the clubhouse has hurricane brochures available. She wants to set up a link on the BellaVita web site for hurricane preparedness. For those that do not have a computer, they can pick up a copy of the brochure at the front desk. Elizabeth was asked to update the current hurricane guide. She reports that she has other people that want to be on her committee.

Finance (Margo Green)

The Finance Committee is still getting the April reports. The final report will not be ready until the April 2008 report is done. The bank reconciliation was received this evening and most of the committee has even seen it. The Reserve Study is being reviewed, but it will not be ready to present to the Board at tomorrow's meeting.

The Insurance Committee still needs members. Kristin will send copies of all the insurance policies.

Grounds (Dorothy Darden)

Dorothy Darden did not have anything new to report.

John Devereux said the new sign on the esplanade had to be moved back about 100 feet. The electric light for the sign was put up near Bogey Way. Since the sign had to be moved back, it is not clear what is going on with the light now. The sign should be done in about 90 days.

Neighborhood Preservation (Roger Valdez)

The bids on the sidewalk still are not complete.

Safety/Security (Lyle Ganucheau)

Lyle Ganucheau was absent.

Resignation of Section V Steering Committee

Lee Malloy has resigned from his position from Section V, which are only 27 houses. His position has been posted on the BellaVita web site for anyone in Section V. The position will be posted until June 30.

Unfinished Business

CPR/Training

Patty Kachel said that Pearland EMS offers a four-hour course that is \$25 per person. There are two dates open-one Monday, July 14 at 6:30 and one Wednesday, July 23, but we will need the limit of 20 people. EMS also offers an abbreviated course lasting two hours that is called "Friends and Family". The cost will be \$5 per person and includes the essentials, including updated on breaths and compressions. A motion was made and seconded that Nancy require the clubhouse staff take the four-hour class. It was stated that the defibrillator is located on the west wall in the Fitness room.

Concerns and recommendations to BVHOA Board

It is recommended that the clubhouse be closed only on Thanksgiving and Christmas.

There will not be any further outside rentals after 2008. Anyone renting the clubhouse should be given the rules of the clubhouse.

The three advisory committee people should have keys to the clubhouse-at least the kitchen for cooking all night, etc.

The clubhouse needs some adjustments in hours, especially Friday. Recommendations should be made for clubhouse changes by the next Steering Committee. Bill Burdick recommended that Bob Stockinger and Jack Lauber work on this item and get back to the Steering Committee.

New Business

Web Site - The BVSC profile update for the BellaVita web site was tabled. Transitions Committee – Ron Lauve explained the need and the role of the Transition and Election Committee. There is a great deal of work to be done before the new board to take over. By next month, BellaVita will have 75% of the lots sold, and Lennar will turn over the control to the homeowners. A recommendation was made that (1) the Bylaws be accepted, (2) the Transition Committee be accepted and start immediately, and (3) the Election Committee be accepted.

Clubhouse rules and rental rules – After some discussion is recommended that the issues to be turned over to a Task Force. The Steering Committee needs to come with a solution and have all clubs back up with the outcome.

Residents Comments

It was brought to the attention of the Steering Committee that AMI schedules a monthly Question and Answer session for homeowners. The last session was scheduled on May 28, but the meeting was cancelled with no advance notice to homeowners. It was decided that this would be brought to the attention of AMI.

Some residents are opposed to paying \$50 for replacement gate openers because it seems too high to pay. A recommendation was made that Margo Green check on the prices of openers.

The next Steering Committee meeting will be July 16. The meeting was adjourned at 9:20.