

BELLAVITA STEERING COMMITTEE

MEETING MINUTES for: May 21, 2008

APPROVED: June 18, 2008

Attendees:

BVHOA	Ron Gerlach	
AMI Rep	Not Present	
Club Manager	Nancy Triggs	
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	Lyle Ganucheau - Lee Molloy

The meeting was called to order at 7 p.m. by Facilitator, Bill Burdick. All new Steering Committee members were introduced. Anita Barner was introduced as continuing secretary.

There were no first-time attendees or new residents present. Ron Gerlach was the only BVHOA Advisory Board member present. There was no representative from AMI present. Nancy Triggs, the BellaVita club manager was present.

The minutes from the April 23, 2008 meeting were reviewed. Elizabeth Woods made the suggestion that there be a listing of attachments to the minutes. She also had a question about whether there would be an attachment to the April 23, 2008 minutes regarding the By-Laws. The secretary indicated that there would be. A motion was made and seconded to approve the minutes as presented. The motion passed.

Committee Reports

AMI/HOA

Nancy Triggs stated the work on the damaged gatehouse has begun. The damaged stucco must be removed so the structural engineer can assess the damage and designate the needed repairs. Lyle inquired as to the length of time required for the repairs. Nancy stated the removal of the damaged stucco, the structural assessment for safety, and removal of debris will take one day. The parts needed for the gates

have been ordered. The transmitters will be moved to improve gate function.

Kristin Banner reported for AMI via e-mail which was sent to all Steering Committee members.

Ron Gerlach had nothing significant to report for the BVHOA. The next Board of Directors meeting will be June 19, 2008 at 3 p.m.

Architectural Review/Deed Restrictions (Jim Moore)

Jim Moore reported he had met with Kristen at AMI to discuss the deed restrictions and guidelines and his liaison work with AMI. He has the beginnings of a committee with Bob Stockinger and Don Talley.

Business Liaison/Acquisitions (James Warner)

James reported that he still believes the nature trail will ultimately be completed. He has not had another meeting with Renee West as she has been out of town, but is expecting to hear from her shortly. James reported several residents have inquired about the watering around the lake. It is on timers and is done at times that few residents would see it. The water is supplied from a well with a meter with an allowable usage of 1,400,000 gallons per year. At this point 400,000 gallons have been used. James and Allen Womack monitor the usage. The usage is heavier in the hot summer months. Several years ago the allowable usage was exceeded resulting in a fine.

By-Laws/Covenants (Bill Burdick)

Bill introduced Ron Lauve as the chairman of the committee. Ron reported on the mission of the committee to review the Declarations and Bylaws of the Villa Masters and BellaVita and recommend changes prior to transition. At this point the proposed BellaVita bylaws revisions were forwarded by the BellaVita Steering Committee to the BellaVita Board for approval. The Board has not yet met to consider these recommendations. The significant changes proposed were:

1. Increase Board members from 3 to 7.
2. Change in method of electing Board members to a secret ballot and with the involvement of an Elections Committee.
3. Establishment of staggered terms and a term limit of 2 terms.
4. Clarification of language regarding Officers of the Board.

5. Addition of language regarding appointments to Committees of the Board.
6. Specification of mandatory committees with broad descriptions of their duties and responsibilities.
7. Establishment of criteria for selecting BellaVita representatives to the Villa Masters Board.
8. A number of editorial changes for clarification.

The Committee is currently reviewing the Villa Masters Bylaws. The current plan is to recognize differences between the BellaVita and Villa Masters Bylaws, but leave the Villa Masters Bylaws intact and specify certain exceptions to the Villa Masters Bylaws where BellaVita will follow its own Bylaws. An example of such an exception is the process for electing BellaVita Board Members to the Villa Masters Board. After completion of this process the Committee will begin the review of the BellaVita and Villa Masters Declarations. The Committee is hoping to complete the entire process as soon as possible.

Clubhouse Facilities (Bob Stockinger)

Bob encouraged anyone with concerns about the Clubhouse to call him so these issues can be addressed. Bob and Ron Gerlach did a Clubhouse survey and felt there were a number of issues that AMI has not addressed. These issues include door refinishing, power washing of concrete areas, weeding and flowerbed cleaning. There is a drop-off at the end of the pool with no fencing. Bob proposed some form of barrier in this area. Bob wants to see AMI do the necessary work and will work with AMI and clubhouse maintenance to complete projects. Margo stated her experience with AMI is results are obtained by sending a list to AMI and following up with tenacity. Bob inquired whether Kristin was sent requests from too many sources and whether a single source of communication would be more effective. It was the consensus of comments that Kristin encouraged communication and Bill stated individual communication seems to work. Roger reminded that we are asking AMI to complete work, but we are ultimately paying.

Clubhouse Operations (Lee Molloy)

Lee stated he has met with Steve Wynn, clubhouse maintenance. He had positive comments about Steve and his work. Lee has not yet met with his committee. Carol Barber will help Lee and familiarize him with the existing committee.

Communications (Elizabeth Woods)

Elizabeth stated that her review of the Steering Committee files has been encouraging. Subcommittee minutes are lacking, but committee activity is reflected in attachments to Steering Committee minutes. Elizabeth had compliments for the work of the Communications Committee in the past. She is planning a meeting with them to plan for the future. Plans include expanding the website and looking at the information that is provided to new homeowners. Bob is going to help review and improve the documentation for homeowners. Roger inquired about the homeowner mentor program. Nancy stated it worked when assignments were made, but when new homeowners were allowed to opt out of the program most did and the program faded. Bill inquired whether there should be a Welcome Wagon sort of activity under the Steering Committee. Elizabeth stated it might be appropriate as an activity of the Communications Committee. Margo inquired about it being a possible Belle's function. Elizabeth stated some issues include the timing of visits to not be too soon in the move-in process and also reflect the fact that many homeowners are still working. Bill stated the breakfast attendance dropped off and wondered if a different format would be more effective.

Finance (Margo Green)

Margo stated the April financials have been received. The main effort of the committee has been to respond to the reserve fund study. They will be ready to report to the committee soon. As a change to the Finance Committee HOA Advisory Board members are now invitees. Ron Gerlach came to the last meeting. There will be an attempt to join forces. Margo stated the Insurance Committee will be actively pursued to review insurance issues. Carolyn Simon, an insurance agent, has volunteered to help with the Insurance Committee. Margo is still seeking other volunteers.

Grounds (Dorothy Darden)

Donna Ferreria reported for the Committee. The common ground next to the pumping station will be seeded by AML. The help of garden club members is being sought to study the possibility of using perennial flowers in front of the subdivision to lower cost. The planting of trees around the lake by individual homeowners was discussed. The Committee asked AML to send a letter reminding homeowners that any

planting in the common areas is subject to trimming or removal if needed. AMI suggested that this be communicated in the newsletter. AMI had asked the Committee for a recommendation regarding grading and seeding of a common area on Modena Court. The Committee recommendation was that it not be done at this time, considering it premature. AMI has opted to go ahead with the project now. There have been some concerns expressed by homeowners about the wildflower areas around the lake. The Committee asked that comments be forwarded to them in writing for consideration. Margo stated that Jim Gorman had an update on the esplanade landscaping. He stated the work has begun, will be substantially completed in 90 days, and have final completion in 120 days. Margo stated a listing of all landscaping planned will be posted at the clubhouse. Jim stated when Fran Coppinger spoke to the Steering Committee last fall and expressed the opinion that BellaVita needed to be more political he was opposed to that idea. In his dealings with the Pearland officials he has found that BellaVita is viewed positively in all areas and he believes this is because BellaVita has remained politically neutral.

Neighborhood Preservation (Roger Valdez)

Roger stated AMI sent two bids for sidewalk repairs to his committee for review. Roger was asking what action needed to be taken at this point. Bill stated a letter could be sent by the Steering Committee secretary to AMI requesting the work. After further discussion, Bill suggested another bid be requested that would include more definite specifications as these two bids varied significantly on their terms and both had good points. Action was tabled and will be brought up as unfinished business at the next meeting.

Safety/Security (Lyle Ganucheau)

Lyle reported on the estimate received for the gate security. The proposal includes a DVR and camera system, quick-arms to prevent tailgating, and a card reader system. There was discussion about the system and potential problems including vehicles towing trailers and concerns about having to roll a window down to use the card reader. There was discussion of other systems using the EZ tag or license reader. There was discussion as to whether the steel gates were needed with a quick gate system. Dorothy had questions about a "clicker" system. Lyle and Nancy indicated this is a very expensive system. There was discussion about the possibility of a phased

implementation of changes. Lyle indicated it was not cost effective to do cameras alone at first and then add other components. Elizabeth had questions as to whether any of these systems would satisfy those residents who want a guard. After discussion, Lyle indicated his committee will be meeting with the vendor to address questions and will report back to the Steering Committee.

Committee Member Comments

Bob indicated there have been good reports on the fence repair project. There was a question as to why Green Tee is part of the BellaVita name. Bill indicated this was part of the legal description for the subdivision.

Unfinished Business

Bill indicated he had gone back and done a search in old minutes and only found the CPR/defibrillator training pending. Jim Moore stated there has been a disappointing response, only 26 people have expressed an interest in the training. He will contact the interested people and try to set classes toward the end of June. There was a comment on a change in guidelines for training that had been made recently. Jim indicated whatever is in the current guidelines will be taught. Training will be approximately \$25 per person. If an additional machine is purchased it includes training for 20-40. When the existing machine was purchased 40 people were trained. The training included with the machines is defibrillator training only, not CPR. The training being scheduled will cover both. This topic will be brought back in unfinished business.

New Business

Bill discussed the hurricane booklet. There was discussion as to the nature of the booklet. Carol Barber did the booklet previously. Margo inquired as to whether this was website information. Carol had talked previously with Ruth Southard about this matter and will talk to Roger.

Bill asked that the Steering Committee information be reviewed for the website. This was passed to Elizabeth for action.

Homeowners Concerns

Margo had a homeowner concern she stated should have gone to Lyle. There was concern expressed about employee safety after dark. Lyle

had suggested a rotating escort in the past. Ron Lauve stated there has been the same concern for years. Nancy discussed the safety issues implemented in the clubhouse at night, securing of doors, and use of office area as a safety zone. A phone call walk out was discussed. Bill said he would take the issue back to the Men's Club as unfinished business. It may be a consideration to change the hours on Friday and Saturday nights when no events are taking place.

Nancy brought up the issue of late hours for the weekend staff during events. She asked overtime compensation be considered. Ron Gerlach was asked for input before the next Board meeting.

Resident Comments

Linda Sanders commented on the difficulty for attendees in following the flow of the meeting as no agenda was passed out to the audience. Ron Lauve stated he would check with new residents to get opinions on a Welcome Wagon approach or other new resident orientation programs. There was discussion about the drop-off area at the pool, the need for adults to supervise children in the area, and a desire not to block the area with a barrier.

Closing/Adjournment

There being no further business the meeting was adjourned at 8:45 p.m.

Next Meeting: June 18, 2008 at 7 p.m.

Respectfully submitted,

Anita Barner

Attachments:

Report of Bylaws Committee

Two (2) sidewalk repair bids

Report of Grounds Committee

Estimate for security upgrade

BellaVita Steering Committee Liaison summary

Agenda Request - City of Pearland, Scarsdale landscaping

Unfinished Business

Sidewalk repair bids

Gate security upgrade

CPR/defibrillator training

New resident orientation/Welcome Wagon

Hurricane booklet update