

BELLAVITA STEERING COMMITTEE

MEETING MINUTES for: 11/14/2007

APPROVED: 12/19/2007

Attendees:

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	James Warner
	Section 5	Lyle Ganucheau

The meeting was called to order at 7 p.m. by Facilitator, Margo Green.

There were no new residents in attendance.

The minutes from the October 2, 2007 Steering Committee meeting were approved with minor corrections.

The Clubhouse Manager Nancy Triggs had no comments.

Committee Reports

Communication/Community Relations (Ruth Southard)

The e-mail addresses of Steering Committee members were verified and corrected as needed.

The Communications Committee met on November 10, 2007 and a copy of the meeting notes was provided. A copy of the draft BellaVita Website Guidelines that will be sent to all Steering Committee Members was read. Ruth requested Steering Committee approval to forward these draft guidelines to the BellaVita Advisory Committee for their November 29, 2007 meeting. These Guidelines list the purpose of the BellaVita website, the approved content and format, and the process to be used for submitting material to be placed on the website. Nancy Triggs has been doing a great job in preparing the website and the Clubhouse personnel will maintain the site. The website is almost ready for debut and roll out is scheduled for January 1, 2008. The Communications Committee members are acting as the test group for

the website. The Communications Committee will also act as the editorial board for submissions made to the website to ensure the submissions meet the website guidelines. There was discussion in which Roger Valdez asked that the site be as simple and straightforward as possible. Ruth indicated orientation will be given to the website as requested and the website will be the home page on the Clubhouse computers. Margo Green inquired about the lead time required for inclusion of material on the website. It was stated that all time sensitive, calendar, and weekly newsletter items will be handled in the same manner as currently. The lead time required to have material of a general nature added to the website is unclear at this point. After discussion the Steering Committee voted to move ahead with submission of the BellaVita Website Guidelines to the Advisory Committee.

By-Laws/Covenants (Bill Burdick)

Bill Burdick stated the committee will have an organizational meeting before Christmas.

Clubhouse Facilities (Barbara Worrall)

Barbara Worrall stated there will be a committee meeting in December, there was no meeting this month.

Clubhouse Operations (Carol Barber)

The Steering Committee liaison was not in attendance.

Finance (Margo Green)

The budget was distributed. This is the first year the Steering Committee has been allowed input on the budget. The audit has been received, but not yet reviewed. The committee is waiting on the September and October financials, these should be received in November. The delay is due to new software. A new committee member is Lee Malloy.

Grounds (Dorothy Darden)

Becky Spedden reported for the committee. The common area landscaping has been budgeted \$3000 for the next year. The top six locations to be landscaped have been identified. The committee is deciding on plants and contacting residents to provide initial watering of the new landscaping. There is a problem with slime on the sidewalks in

certain areas. The Clubhouse has agreed to the use of the power washer in areas close to the Clubhouse. Residents would have to approve hook-up of the equipment to their water/electricity. Becky asked for Steering Committee approval of this as an ongoing project. Unanimous approval was given. Roger Valdez asked about dead trees by the construction shack. Becky indicated these are not in common areas. Dorothy Darden had spoken with AMI and these are on the list to be removed. Followup will be made with AMI.

Conservation/Property Acquisitions (James Warner)

James recommended that if West Development is not going to provide the nature trail that BellaVita still request the transfer of the land to BellaVita. The money situation for the development company is tight. James is meeting with West Development in 2 weeks and will request transfer of the land. Dorothy Darden asked about the BellaVita liability if the land is acquired. James he had been told it would not increase the liability insurance premium. James said he will attempt to get answers from West Development and bring them back to the Steering Committee.

Safety/Security (Lyle Ganucheau)

Lyle Ganucheau had nothing new to report.

Neighborhood Preservation (Roger Valdez)

Roger Valdez had nothing new to report.

Unfinished Business

Jim Gorman reported on the esplanade landscaping project. He has talked with Mr. Epperson at the City of Pearland. The contract is ready for the landscape architect. The bidding process will take 45-60 days and construction will take 60-90 days to complete. The projected completion date is late March to mid April. John Devereux reported that the Mayor has requested a City of Pearland sign be placed at the city limit on Scarsdale.

Mickey McDonald from the MUD District presented a rebuttal to the earlier Steering Committee report in which it was stated that the MUD District refused to help with the landscaping project. He indicated that the structure and responsibilities of the MUD District do not permit discretionary use of surplus funds, which must be used for emergency

management of ponds. The funds that the MUD has available for projects were not used in this case to avoid setting a precedent for funding that could not be extended to all communities serviced by the MUD District. He stated the MUD District did play an active and important role in interfacing with the City of Pearland officials. Terry Webb also spoke on the history and mission of the MUD District. In response to questioning, it was indicated that the MUD officials are elected. The MUD has an open meeting on the fourth Tuesday of each month at the City of Pearland library.

John Devereux challenged Mickey Mc Donald's request that the Steering Committee apologize to the MUD 18 for the way the SC Task Force handled the project to landscape the Scarsdale esplanade. Instead, the homeowners should thank the Steering Committee for a job WELL DONE! In June the SC established a task force to address the lack of landscaping on Scarsdale. The task force made numerous phone calls and attended the monthly meetings of MUD #18, City of Pearland, West Development and Harris County. In August the SC sent a letter describing the lack of landscaping to Pearland's Mayor, City Council and City Manager. In August, about thirty five homeowners attended the Pearland City Council meeting to present BellaVita's request to landscape the esplanade. The city took responsibility for the esplanade, but was having difficulty funding the project. On September 17, 2007 at a city workshop, Pearland officially approved \$149,513 to irrigate and landscape the Scarsdale esplanade. The landscape architect started designing the project immediately. We have a very active community. Our homeowners attended more than ten meetings which included two visits to the MUD #18. Thanks again to the Steering Committee for leading the way and to all the home owners that helped push this project to a successful conclusion.

Concern Forms

James Warner reported on a resident complaint form dealing with yard maintenance. This will be forwarded to AML. Elizabeth Woods spoke on her frustration with the deed restrictions not being enforced with regard to the vacant lot mowing. AML is not following up on the issue. It was requested that this be presented to the HOA board at their December meeting. Roger Valdez had a concern form regarding exercise equipment at the Clubhouse. Bill Burdick suggested a proposal should come to the Steering Committee. Sarita Cannon agreed to provide a

proposal for consideration of funding of better equipment. There was a concern form from a resident indicating no guard was needed for the gate. As the contract was not renewed, this is no longer an issue.

Resident Comments

Dottie Raines had a question about the location of the Pearland city limits which was answered. There was discussion about the confusion and controversy among residents about the guard at the gate. It was mentioned that more information is needed regarding the efficacy of guards in similar communities. It was discussed that a community open forum for discussion and possible vote on this issue might be appropriate and possibly could be scheduled in January.

New Business

There was no new business.

Closing/Adjournment

The meeting was adjourned at 8:25 p.m.

Next Meeting: 12/19/07

Respectfully submitted,

Anita Barner, Secretary to BellaVita Steering Committee