

BELLAVITA STEERING COMMITTEE

MEETING MINUTES for: October 15, 2008

APPROVED: November 18, 2008

Attendees:

BVHOA	Ron Gerlach, Wayne Johnson, Benny Frank
AMI Rep	Not Present
Club Manager	Not Present
BVSC	Section 1 Dorothy Darden - Bob Stockinger
	Section 2 Bill Burdick - Margo Green
	Section 3 Roger Valdez
	Section 4 Elizabeth Woods - James Warner
	Section 5 Lyle Ganucheau

Call to Order

The meeting was called to order at 7:00 by Facilitator, Bill Burdick. New residents Jim and Jan Island were recognized. The Villas Master representative John Devereux reported that a Villas Master Board meeting has been held. He reported West Development stated the nature reserve is still on track, just awaiting a MUD reimbursement. They are still working on plans for the fence on Scarsdale facing the pond. John stated the other new neighborhoods are functioning as neighborhood committees. Architectural review committees have been formed. The only anticipated area where all three neighborhoods would work together would be any Scarsdale Boulevard issue. Renee West also stated that all turnovers are anticipated around the end of the year.

Reading of the Minutes

The minutes of the September 24, 2008 meeting were read by the secretary. The minutes were approved as read with one addition.

Transition Committee Action Items

Elizabeth Woods reported the committee is meeting on an almost weekly basis. They have all deeds from Sections 1 through 4. There has been no progress on amendments. Committee members visited other Active Adult communities. A booklet is being prepared for the new HOA Board with pertinent information. Elizabeth gave an overview of the investment of HOA funds. Funds are placed with Fidelity. Funds are not in a bank with FDIC guarantee, but are in money market funds backed by treasuries. The Committee will likely recommend

diversification for safety and rate of return. Currently funds are earning 1/2%. The rate of return had been 1-1/2%. BellaVita funds are included in investments through AMI and are in investment funds that would not be available by BellaVita acting individually.

BVHOA Board Action Items

There are no action items pending. The next meeting is scheduled for a week from tomorrow.

Committee Reports

Architectural Review/Deed Restrictions (Jim Moore)

Jim Moore was absent. Bill reported for him and stated that the mission statement of the Architectural Review Committee has been revised and is ready for placement on the website if approved. There are no objections to the title of the committee as the Architectural Review Committee, but this could be affected by the By-Laws. Bob stated that it is more efficient if an issue can be brought up at one meeting, then time for research be allowed with a report at the subsequent meeting. A meeting with AMI is planned to review the files that pertain to procedures and processes used in enforcing deed restrictions and also in approving building modifications and additions. The BVHOA representatives are more influential than previously and are now being allowed to vote. The BVHOA process has become more open.

Business Liaison/Acquisitions (James Warner)

James has spoken with Renee from West Development. There has been back and forth communication between West Development and the MUD. James believes the nature trail will still happen, possibly beginning in January. There was a question as to storm damage to the proposed trail area. James stated storm damage would not affect trail placement.

By-Laws/Covenants (Bill Burdick)

Bill stated the committee will report on final recommendations at next month's Steering Committee meeting. Margo inquired about the reason for the delay. Bill stated he did not know specifics, but knew the recommendations had gone to the attorneys for review. Margo suggested that the current BVHOA be pressed to approve the changes prior to turnover. Bill stated there were few changes and no problems

were anticipated. Elizabeth stated that the Declarations are difficult to change after the turnover.

Clubhouse Facilities/ Clubhouse Operations (Bob Stockinger)

Bob stated that the pool and spa are now in working order. The roof repair is scheduled for the coming weekend. There was a delay in obtaining the necessary tile. After the roof repair is completed exterior cleaning and painting will be done. Due to the efforts of the Belles and the Devereux the commercial refrigerator has been purchased on a tax-free basis and is due to be delivered next week. Jack reported that the Clubhouse Committee will be meeting soon. The signage around the pool will be corrected and replaced. There was a question about the function of the magnetic locks. Due to a malfunction they have now defaulted to the unlocked position. Repairs are being arranged. There was a discussion on the Fitness Center hours.

Communications (Elizabeth Woods)

The committee met on October 6, 2008. The Daily News section of the website was discussed and standards were set, including the types of items to be published. On-going issues with the website were discussed. The "block captain" format for distributing a printed newsletter was discussed. Several phone technology options were reviewed and discussed. There are concerns about the cost and the potential of creating a nuisance with such systems. The committee also discussed hurricane and safety issues. It was decided that the committee's function was to look at methods of communication, not content.

Finance (Margo Green)

Margo reported for the Insurance Subcommittee. Margo stated that she has spoken to AMI. She still does not have an up-to-date copy of the insurance policy, only 2007, which did not reflect the current deductibles. Kristin stated she is asking the insurance company to send the property section of the policy and this should be available in approximately two weeks. After this is received, an appointment will be scheduled with the insurance agent for an in-depth discussion. Margo stated the old policy stated that fences were not covered. The adjuster stated that common fences were covered up to \$50,000 with a 2% (\$44,000) deductible. Kristin stated she thought the total damages would be over the deductible in effect for a named storm. Fence repairs on common

fences will begin next week, starting with the Villa Verde perimeter fence. Margo stated that if common fences have been repaired by homeowners, a copy of bill for repairs should be forwarded to AMI for review and possible reimbursement. Margo stated in the old insurance policy there was a \$1 million indemnification policy to cover Board members. James asked who was responsible for the lack of information about the insurance, AMI or us. Margo stated the insurance is under an AMI blanket policy and we probably could not get a policy without a management company.

Elizabeth stated the Finance Committee has not met since the last Steering Committee meeting, but a great deal has been done by e-mail. The budget recommendations will be presented at the next BVHOA meeting. The reserve for future expenses per home will be increased. Elizabeth stated she did not believe there would be an increase in the HOA fees for the coming year, but the final decision would be made by the BVHOA.

Grounds (Dorothy Darden)

Becky Spedden reported for the Grounds Committee. The Committee mission statement was approved. Houston Lawn has decreased the frequency of watering around the clubhouse. Plants have remained healthy, but the algae and moss problem on the concrete has improved. The committee was asking for verification that the common area included the area around the clubhouse. After discussion the Steering Committee agreed this area was included in the common grounds. There was discussion as to who had responsibility for maintaining the pipe that drains the retention pond. It was believed this was the responsibility of the lake management company contracted by AMI. Dorothy will contact AMI and verify this. The community mowing schedule was clarified. Due to a concern on the amount spent on seasonal planting around the clubhouse, approximately \$5,100 per year, a cost/benefit analysis of alternatives such as perennials with the addition of plants for color is being done. The Veterans Club brought a proposal to the Grounds Committee for planting memorial trees around the dry retention pond. This is being studied for any potential problems. A separate meter for irrigation would be paid for by the Veterans Club. A written response from the MUD regarding approval for such usage and clarification of mowing issues has been requested. Once all information has been received a formal recommendation will be brought

to the Steering Committee. Elizabeth suggested checking with Ron Gerlach. She believes we may own the area, but the MUD controls its usage.

Neighborhood Preservation (Roger Valdez)

Roger reported some streetlights were damaged in the storm. The company was called and these will be repaired as soon as possible, possibly in two to three weeks. Some street signs are down and will be replaced. The door refinishing contract is back to square one. Reportedly one resident has had a door refinished by a new contractor. Roger will followup on this.

Safety/Security (Lyle Ganucheau)

Lyle had no report.

Unfinished Business

Bill asked that everyone review and complete all pending issues.

Disaster Readiness Task Force: Donna Ferreri stated she has started a list of special needs residents. She asked for input on how to identify such residents, whether through the newsletter, the daily news, word of mouth, etc. The bereavement program that is coordinated by the clubs was mentioned. It was stated that inclusion on such a list should be at the discretion of the individual. Margo asked for clarification of the purpose of the list. There was a discussion on the purpose and intent. It was determined that the task force should identify the goal and purpose of the task force and present a proposal to the Steering Committee.

Letter to City of Pearland: A letter to the Mayor and City Council regarding disaster information distribution was read and distributed for signature.

Clubhouse Rules and Regulations Fitness Room Hours: It was discussed that the fitness room hours were included with the pool hours. There was a discussion on extending the open hours of the fitness room. The Clubhouse manager had indicated extension of hours was not a problem. Bill asked for a recommendation to be forwarded to the BVHOA. It was discussed that the BVHOA could establish rules, but that the Rules and Regulations only needed to be republished on a periodic

basis. A recommendation was made and approved for unlimited hours in the fitness center. The secretary will prepare a recommendation memo to be presented to the BVHOA.

Further Unfinished Business: Bill stated that all issues not covered tonight would be addressed at the next meeting. Elizabeth asked each committee to submit a mission statement and member contact list to her. Margo asked that each member complete preliminary work on pending issues prior to presentation at the next meeting to expedite action.

Homeowners Concerns

There was a concern raised about different trim colors being used on new construction. This issue needs to be brought to the BVHOA. The Architectural Review Committee is to meet with Kristin of AMI to determine current guidelines and forms in use.

Resident Comments

None.

Closing/Adjournment

There being no further business the meeting was adjourned.

Next Meeting: November 19, 2008 (Later changed to November 18, 2008)

Respectfully submitted,

Anita Barner, Secretary

Attachments:

BellaVita Architectural Review Committee Mission Statement
Communications Committee Meeting Notes
Ground Committee Meeting notes - September/October
Recommendation to BVHOA regarding Fitness Center Hours