

BELLAVITA STEERING COMMITTEE
MEETING MINUTES for: September 24, 2008
APPROVED: October 15, 2008

Attendees:

BVHOA	Ron Gerlach and Wayne Johnson	
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	Elizabeth Woods - James Warner
	Section 5	Lyle Ganucheau

Call to Order

The meeting was called to order at 6 p.m. by Facilitator, Bill Burdick. Volunteers were solicited to help with the Mistletoe Market to be held on October 4, 2008. Bill also informed attendees the AMI letter to homeowners regarding hurricane recovery was available as a handout and also on the BellaVita website. The BVHOA Board members, the Villas Master representative, and the Clubhouse manager were greeted.

Reading of the Minutes

The minutes of the September 4, 2008 meeting were reviewed. Corrections were made to the Communications and By-Laws sections. The minutes were approved as corrected. Attendees were reminded that copies of past minutes are available on the BellaVita website and in a binder stored in the Clubhouse.

BVHOA Board Action Item Pending

No action items are pending. Bill stated a "super" list is being created and will be addressed at future Steering Committee meetings.

Transition Committee Action Items

Elizabeth Woods reported that the Transition Committee is meeting weekly. Two lists of action items are being created, items that must be completed prior to the transition, and items of an informative nature for the new Board members after transition. The highest priority items include such items as obtaining deeds to all common property, ensuring

all necessary legal documents have been completed, and clarifying financial concerns.

Committee Reports

BVHOA (Ron Gerlach and Wayne Johnson) It was stated the monthly meeting of the BVHOA will be held tomorrow afternoon at 3 p.m. Elizabeth Woods inquired whether a decision had been made on fence repair. Ron and Wayne stated that this issue will be discussed in tomorrow's meeting. Wayne stated the governing documents have been interpreted and will be discussed tomorrow. Residents were referred to the letter issued by AMI regarding hurricane recovery issues.

Villas Master (John Devereux) The quarterly meeting will be held next week, the exact date and time is to be determined. There have been no new developments since June. The Villas Master met the 75% level in June and transition is expected at about the same time as BellaVita.

Clubhouse (Nancy Triggs) The Clubhouse sustained minimal damage during the storm. The efforts of the pool maintenance company in cleaning the pool after the storm were complimented.

Architectural Review/Deed Restrictions (Jim Moore) A committee meeting is tentatively scheduled for Friday. Jim stated there was nothing to report at this time.

Business Liaison/Acquisitions (James Warner) There was nothing to report at this time. James stated that Ms. West has been very involved in storm considerations for the Forgotten Angels. He will contact her again in a couple of weeks.

By-Laws/Covenants (Bill Burdick) The committee has not met, but is in the process of pulling together the final recommendations.

Clubhouse Facilities (Bob Stockinger) Bob stated that more volunteers are needed for storm preparation in the future and asked that anyone able to do so contact him. On storm related issues, he announced a City of Pearland e-mail site for storm resource information. He also announced a roofing contractor had left a tag on his door, but he knew nothing about this particular company. It was stated the approved shingle color is W-Gray. He also stated that his alarm system was

damaged during the storm. Modern Alarm Systems is our contracted company for alarm maintenance and should be called if residents have problems.

Communications (Elizabeth Woods) Elizabeth stated that additional information could be helpful to residents if it was available prior to a storm. Contact information for FEMA, the "blue roof" program, information on approved shingles, etc, could be gathered and included on the website prior to the next hurricane season.

Finance (Margo Green) Mayor Tom Reid of the City of Pearland called Margo this morning. He stated power was restored to City Hall yesterday and he just began receiving e-mail. He expressed concern about BellaVita and its residents. Margo asked him about debris removal. He stated it needed to be placed in three piles, trees and limbs, bagged general garbage, and appliances and furniture.

Margo stated they are still trying to get a copy of the current property insurance policy for BellaVita. Kristin of AMI stated the deductible is \$40,000. It had been believed that the deductible was \$5,000 or \$1,000. Nancy stated that in the past when filing the lightning strike claims the deductible was \$1,000. It is thought that different types of claims may have different deductibles. Margo urged all residents to file with their own homeowner insurance. Pictures of damage should be taken.

Elizabeth Woods reported for the Finance Committee. She said the budget proposal is nearing completion, but is not ready for presentation at the BVHOA meeting tomorrow. Two reviews of the budget have been made at this point. Margo asked that if the deductible is truly \$40,000 that it is included in next year's budget. Elizabeth stated that expenses are being monitored on a monthly basis.

Grounds (Dorothy Darden) Dorothy stated a report will be deferred until the next meeting.

Neighborhood Preservation (Roger Valdez) Streetlight issues will be deferred until after storm recovery. The fence issues will be dealt with after the BVHOA meeting. Door refinishing has not been done in four to six weeks. Roger stated he has not received any feedback from Kristin. Ron Gerlach stated he thought AMI was awaiting a new scope of work

proposal after a previous one was rejected. It was clear a misunderstanding existed regarding the status of the project. Ron suggested Roger call Kristin and clarify the issue. A resident described a problem with fence repair with the current company, Texas Contracting Services. This will be followed up with AMI.

Safety/Security (Lyle Ganucheau) Lyle described an aggregate product available at Home Depot that is effective in repairing leaning fences. It was stated that if alarm batteries had discharged completely during the power outage that they probably needed to be replaced. These are available at Radio Shack and Academy. There was description of a whole house generator that is available for approximately \$7,000-8,000.

Unfinished Business

Bill stated the two active task forces deal with party fences and the Clubhouse rules and regulations. These will be addressed at the next meeting.

New Business

Bill stated the Steering Committee has been asked to recommend to the BVHOA that the Clubhouse close on Christmas Eve. After discussion a motion was made, seconded and approved to forward this recommendation to the BVHOA. The secretary will prepare the recommendation letter for tomorrow's BVHOA meeting.

Homeowners Concerns

There was a question raised as to Clubhouse pool heating. The current guidelines for pool heating were clarified. There was a question as to the status of the approval for purchase of the commercial refrigerator. A sale on the refrigerator is in effect until the middle of October. This will be followed up with the BVHOA.

Resident Comments

There was a resident comment on the lack of availability of emergency information from the City of Pearland when residents had no power or e-mail availability. It was agreed that availability of information on radio and television is needed. This concern will be communicated to the City of Pearland.

James Warner described the process used to expedite power restoration for BellaVita.

Bill Burdick stated his opinion on our status as an Active Adult community, not assisted living. He felt a task force might be appropriate to suggest solutions for community support of residents with special needs.

There was a discussion of fence repair. Many opinions were stated regarding the issue of a perception of "fairness" with regard to repairs on metal and wooden fences and the need to treat all homeowners in a consistent manner. It was agreed that improved communication of expectations and responsibilities is needed. It was stated that one benefit of community-based fence repair is a control of quality and consistency in the fence materials. Bill stated that a Steering Committee recommendation had been made to cover fence maintenance. There is confusion as to the definition of common fences and party fences and the definition of maintenance and repair/replacement. Margo explained that the BellaVita insurance policy was a fixed amount and each insurance payment reduced the insurance "umbrella" amount. Bill restated that the fence issue would be addressed at the BVHOA meeting tomorrow.

The discontinuation of the AMI question and answer sessions was discussed. It was indicated that the monthly BVHOA meeting is the appropriate forum for questions and answers.

Roger discussed the problem of residents with special needs. He stated the power company was not being responsive in prioritizing power recovery for these people. He suggested a master list of special needs residents should be created. Elizabeth stated calling Centerpoint and requesting priority service because of medical needs seemed to be effective, but may have been coincidental. There was mention of the possibility of using the Clubhouse as a resource and providing a generator for its operation. Donna Ferreri described the Citizen Emergency Response Team (CERT) training that is available through City of Houston and City of Pearland. There was discussion that such a system would be helpful if BellaVita specific, a BellaVita Emergency Response Team (BERT). Donna Ferreri will chair a task force to explore this option. Jim Moore will be the Steering Committee liaison.

Margo mentioned that one problem is that sometimes the special needs people do not want to leave their homes. In this current situation some stayed in their homes without power even though they were offered a place to stay in BellaVita homes with power.

The tree trimming debris being pushed into the perimeter area off the end of the lake was discussed and its potential to affect drainage. Bill stated this was done only to clear the path around the lake on a short-term basis. A contract for tree trimming and removal of debris has already been signed.

There was mention of an available resource for cleaning dryer vents for \$100 and the possibility of a cheaper rate if multiple residents request the service. A resident attending the meeting, Kim Smith, offered to do the service for \$25. Bob Stockinger stated that dryer sheets can leave a residue that coats the internal dryer filter. This mesh filter should be washed periodically to prevent poor air flow.

It was asked if AMI is on an annual contract. It was stated that AMI is contracted by the BVHOA at this point.

It was announced that Barbara Worrall, a former Steering Committee member, was having current health issues.

The upcoming deadline for voter registration was announced.

Closing/Adjournment

The meeting was adjourned at 7:50 p.m.

Next Meeting: October 15, 2008 at 7 p.m.

Respectfully submitted,

Anita Barner