



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON AUGUST 28, 2019 AT 3:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX 77581.

DIRECTORS PRESENT

Ken Wright, Vice-President
Steve Anderson, Treasurer
Cindy Dutschke, Secretary
Billy Potter, Director
Sandra Talley, Director
Merlin Mohr, Director

DIRECTORS ABSENT

Connie Harry, President

IN ATTENDANCE

20 Homeowners were in attendance.
Shannon Boogades, Community Manager, Inframark

CALL TO ORDER

Due notice of the meeting having been given and a quorum being present, the meeting was called to order at 3:00 PM by Ken Wright, presiding, and Shannon Boogades recorded minutes.

CONSIDERATION MINUTES

Upon a motion duly made and seconded the July 26, 2019 Board Meeting Minutes were approved as presented.

CONFIRMATION OF ELECTRONIC VOTING

No electronic votes.

PRESIDENT'S REPORT

- Ken Wright mentioned that Connie Harry, President is on vacation and therefore not at the meeting. The association is currently dealing with the Berlino Road issue; unfortunately there is not much we can discuss because it is now in legal.

OPEN COMMENTS BY BOARD MEMBERS

- None

TREASURER'S REPORT

- Treasurer Steve Anderson gave the August report for the July financials. Income for July 2019 was about \$10,000 over budget and the income year-to-date is about \$22,000 ahead of budget primarily due to higher than expected home sales and the corresponding \$1,000.00 per sale cap fee that the HOA gets for each sale. Expenses for July were about \$7,000.00 under budget, leaving a net positive income for the month of about 17,000.00. Year-to-date revenue is about \$25,000.00 under budget leaving a net positive income for the year to date of about \$47,000. The Operating fund balance at the end of July was about \$691,000.00 which is \$13,000.00 from last month. and the Reserve fund balance at the end of July was about \$553,000.00, up from about \$1,000.00 from last month.

MANAGING AGENT'S REPORT

- Pool call box has been installed.
- The glass cabinets by the ballroom have been re-keyed and the desk/Jeff have the key. All lights have been replaced.
- 3 more pool fence vendors were out to discuss pool repair and/or replacement. Bids have been received and turned over to Facilities.
- A switch was replaced in the A/V room to facilitate movement between the sound board and other components.
- New shower curtains and shower curtain hooks have been replaced in both Men's and Women's restrooms.
- Jukebox has been repaired.
- Drawer pulls have been installed on the drawers in the gym.
- Air Filters are being replaced as are vent covers throughout the clubhouse.
- Staff is working with Clubhouse Committee to inventory furniture and fixtures in the Clubhouse and Annex. Spreadsheet has already been started including serial numbers if available.
- Electrical bids have been requested; have received one and pending another. This is for various items in the clubhouse and including the electrical gutter on the side of the clubhouse.
- Roof has a leak and the company that has worked on the tile roof has been called; pending call back for appointment time.
- 2 Cleaning bids have been received and have been turned over to the Clubhouse committee for review. Our current cleaning company opted not to respond to request to bid.
- 3 locker bids have been sought and have been turned over to the Clubhouse Committee for review.
- Binder of all Deeds for BellaVita has been made for ease of use.
- Stream has been drained for maintenance with Lake Management. Most fish have been relocated to the lake. Grounds/Nature Reserve will be checking the liner to ensure there are no tears.

COMMITTEE REPORTS

- Belle's Canopy Project – Kay Simpson – presentation of the Canopy project including presenting of the votes from all clubs and for the contribution amount from each club. Motion was made to accept recommendation; motion was seconded; 4 voted for and 2 voted against.
- Architectural Committee – Ruth Southard- None Available.
- Awards Committee – Sandra Bornstein – None Available.
- Clubhouse Committee – Karen Bishop – None Available
- Communications Committee – Nelda Hart – None Available
- Elections Committee – Ruth Southard – None Available
- Facilities Committee – Dorothy Barrera – Requested to extend the Miller Pool contract for 2 additional years; Miller has stated there will not be an increase in costs. Motion was made to accept recommendation; motion was seconded; all in favor. The pool will need to be acid washed after November 15, 2019 to remove the stains however, if this process is begun and the finish is really bad then then will need to refinish the bottom.
- Finance Committee – Don Jensen – Steve Anderson gave update. Finance committee is requesting to move \$400,000 from Operating to Reserve. Motion was made to accept recommendation; second was made; all in favor. Finance is also requesting for the Board to authorize a study for Brokerage houses for investing the Associations funds. 2020 Budget has some minor tweaks and will be presented at next month meetings and the Finance committee will be submitting a balanced budget so no increase this year.
- Grounds Committee – Diane Nicolas – None Available.
- Nature Reserve Committee – Joe Hearn – The Nature Reserve Rules have been presented and motion was made to accept as presented. Motion was seconded; all in favor

ADDITIONAL BUSINESS

Villas Master – Billy Potter – None at this time.

Homeowner Concern Forms – Cindy Dutschke, regarding the blood found by the pool and the clean-up of the blood. Product has been ordered to keep on hand for this type of situation. Regarding cleaning of the kitchen- the cleaning crew was in the clubhouse on Monday so the kitchen floor was swept and the Clubhouse committee has started to organize the cupboards.

NEXT SCHEDULED MEETING

- Next scheduled Board meeting September 25, 2019.

EXECUTIVE SESSION

Executive session was called to consider actions involving personnel, pending litigation, contract negotiations, enforcement actions, matters involving invasion of privacy of individual owners, or matters that are to remain confidential by request of the affected parties and agreement of the Board.

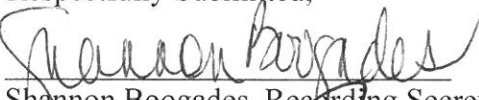
RECONVENE OPEN SESSION -SUMMARY

- A resident’s family member met with the Board to discuss the father’s account.
- There were several accounts discussed regarding moving forward with Final Demand Letters and transferring to the attorney. Several accounts will receive Reminder notices.

ADJOURNMENT

There being no further business, the meeting adjourned at 4:07 PM

Respectfully Submitted,


 Shannon Boogades, Recording Secretary

9/25/2019
 Date


 Approved, Billy Potter