



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS' ASSOCIATION, INC. HELD ON WEDNESDAY, JUNE 23, 2021 AT 3:00 P.M.

DIRECTORS PRESENT

Merlin Mohr, President
Dallas Smith, Vice-President
Connie Harry, Treasurer
Billy Potter, Director
Don Smith, Director
Bernie Bouman, Director

DIRECTORS ABSENT

Sandra Talley, Secretary

IN ATTENDANCE

15 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 2:59 PM by Merlin Mohr presiding, Shannon Boogades recorded minutes.

CONSIDERATION MINUTES

Upon a motion duly made and seconded the May 26, 2021 Regular Meeting Minutes were approved as amended.

CONFIRMATION OF ELECTRONIC VOTING

- Email vote for Account Negotiation
 - Email vote for Pedestrian Gate
 - Email vote for Fallow Porter
 - Email vote for Electrical
- Email vote for Ford A/V
Email vote for Election Calendar

PRESIDENT'S REPORT

- Merlin Mohr announced that during Orientations for new residents the Pool rules is shown to them. But if you see a neighbor who isn't following the rules, help them out. Share the rules with them in a friendly way not sniping about it on Grapevine.
- Merlin Mohr also mentioned that the official form of communication from the Board to the community is Town Square.
- Merlin Mohr mentioned that July 1, 2021 BellaVita is back to regular hours and regular schedules, at this time masks are optional, and the kitchen is open.

OPEN COMMENTS BY BOARD MEMBERS

- N/A

TREASURER'S REPORT

- The Operating Fund balance as of May 31, 2021 was \$345,107.12. This balance was down \$7,771.11.
- The Reserve Fund balance was \$1,269,906.80. This amount was down \$314.20.

Both funds are below last month because of expenses during the month which were above budget. The Reserve Fund balance is related to the house/door painting that we had 2 invoices in the same month. The Operating Fund is because of expenses relating to repairs to the Arts & Crafts room and the Belle's Closet along with some additional electrical work that was needed as repairs were made. An amendment to insurance claim to the Arts & Crafts repairs is pending approval.

The 2020 Annual Audit prepared by Cox CPA Services, Inc. has been reviewed by the Finance Committee without change and has been approved. A copy of the Audit will be posted on the website along with the minutes.

I move that the Board accept the May 2021 financial statements as prepared by Inframark. Motion seconded; motion passed.

MANAGING AGENT'S REPORT

- Met with RusticScapes and working with Grounds committee for additional communication for residents. This includes a section of bulletin board in the Clubhouse. We will be posting information in the newsletter and TownSquare. Please note: prior to Covid the RusticScapes contract frequency spreadsheet was posted on the bulletin board.
- We are receiving many auto-draft forms. Accounting will be providing me with a list of how many we are missing. I should have that sometime next week.
- I have been watching the bills that have now been signed into law by Governor Abbott. One is regarding the signs in the community, signed into law and effective 5/31/21. The other is pertaining to various powers and duties of the Association. That one was signed into law on 6/18/21 effective 9/1/21.
- Bernie is assisting me with Fence Crete contact, and we have finally received the invoice. The invoice has been paid and upon their receipt of the check, we will be able to move forward with scheduling the back yards.

- The City of Pearland has reached out to me to see if we can set up a meeting with the Board. They would like the opportunity to discuss with you the changes that are coming with the change over to the new waste service company.
- Pressure washing for the side of the clubhouse has been completed. The entrance columns, the guard house, and the annex and some of the sidewalk has been completed.
- Blake is familiarizing himself with all set-ups and what needs to be done and when.
- We have received payment for damage that occurred to the gate in December.
- Blake has gone for his drug test and his background check is being done. He will be out the week of the 21st. We already have a replacement lined up so there will not be a skip in service. Terry is here until Blake's return.
- I have discussed priorities with Blake based on the greater needs in the community. Blake has in turn spoken to Terry regarding my directions.
- The landscape lighting that is out in the front of the community has been ordered and should be installed late this week or early next week.
- The gate will be/has been addressed with the electrical company and gate company on Tuesday 6/22/21 in the afternoon. I will have an update after they collaborate and determine a course of action.

COMMITTEE REPORTS

- Architectural Committee – Ruth Southard- Merlin Mohr mentioned that there was discussions with the ARC documents.
- Awards Committee – Sandra Bornstein – None Available.
- Clubhouse Committee – Karen Bishop – None Available.
- Communications Committee – Lark Billick – None Available
- Community Relations Committee – Janet DelSardo – None Available
- Elections Committee – Ruth Southard –None Available
- Facilities Committee – Dorothy Barrera – The Facilities committee is looking for another person to assist with the house painting reviews.
- Finance Committee – Don Jensen – None Available
- Grounds Committee – Diane Nicolas – None Available
- Nature Reserve Committee – Linda Kuhn – None Available

ADDITIONAL BUSINESS

Villas Master – The tree trimming along Scarsdale is being finalized and should begin soon.

Homeowner Concern Forms – There are 12 concerns that have been turned in. The Board read them aloud and they will be referred to the appropriate committee.

NEXT SCHEDULED MEETING

- Next regularly scheduled meeting is on July 28, 2021 at 3:00 p.m.

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.

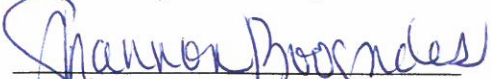
RECONVENE OPEN SESSION -SUMMARY

- There were several accounts that the Board requested the Manager to send reminder letters


ADJOURNMENT

There being no further business, the meeting adjourned at 4:15 PM

Respectfully Submitted,


Shannon Boogades, Recording Secretary

7/29/2021
Date


Approved, Sandra Talley, Secretary