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**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS' ASSOCIATION, INC. HELD ON WEDNESDAY, OCTOBER 25, 2023, AT 3:00 P.M.**

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**HOMEOWNER SPEAKER** – Betty Audish (Executive Session requested)

**DIRECTORS PRESENT**

Danny Koons, Vice President  
Billy Potter, Secretary  
Mary Walker, Director  
Kenneth Wiggins, Director

**DIRECTORS ABSENT**

Don Smith, President

**IN ATTENDANCE**

18 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 Don Smith, President; Shannon Boogades recorded minutes.

**CONSIDERATION OF MINUTES**

Upon a motion duly made by Billy Potter, seconded by Kenneth Wiggins, the September 27, 2023, regular meeting minutes were approved as presented.

**CONFIRMATION OF ELECTRONIC VOTING**

Don Smith briefly discussed the electronic votes for the Air Handling Units. Billy Potter made motion to ratify, and Mary Walker seconded. Motion carried. Don Smith also discussed the electronic vote for Grounds Committee's request for additional landscaping funds. Billy Potter made a motion to ratify and Kenneth Wiggins seconded. Motion carried.

**PRESIDENT'S REPORT**

- Don Smith mentioned that Shannon Boogades will be leaving, and a new manager will be coming in. The Board is in the process of interviewing. In the interim, please have patience as we go through the transition process. Don Smith also mentioned that there will be a reception for Shannon on 10/31 from 11:30 to 12:30 p.m.

**OPEN COMMENTS BY BOARD MEMBERS**

Kenneth Wiggins thanked Shannon for the years of service to BellaVita.

## **TREASURER'S REPORT**

### **TREASURER'S REPORT FOR SEPTEMBER 2023**

The Operating Fund as of September 30, 2023, was \$189,226.78 down \$1,785.01 from our August balance.

The Reserve Fund as of September 30, 2023, was \$860,257.63 up \$24,941.42 from our August balance.

The Finance Committee has reviewed the monthly financials and I recommend that the Board accept the September financials for audit.

Bernie Bouman, Treasurer

## **MANAGING AGENT'S REPORT**

- Repairs have been made to the ice machine is now operational.
- Updated Ford Proposal was received. Requested projector information and estimated installation charges from Ford. Received and forwarded to the A/V task force.
- Estimate was received and approved for replacing gate batteries. They are beginning to show signs of bloat caused by severe heat exposure. This could lead to battery acid leakage. The total is \$862.33.
- I have received the Harris-Galveston Subsidence District check so that all paperwork for renewal can be sent in. We won't have a cost (if any) until they review our paperwork. Lake Management provides this service without an extra charge to the association.
- We did have a homeowner trip over a cooler while helping serve food to the Mistletoe Market guests. He was taken to the hospital and last reported to be home after tests were run and stitches put in. He did hit his head on the cool deck. PFD was called and EMT's provided transportation to the hospital. An incident report has been filed.
- I am training Crystal for the front desk, and she is doing well.
- Lake Management was here to advise me that we are over our water limit and has shut the breaker off for the well. If we continue to run it, we will go further over our limit which will cost more. Please be aware that I have credits from previous years that will assist us with the cost. At the current time I do not have a total cost (if any).
- AAA plumbing sent us a \$336.00 invoice for the plumber's time to discuss the optional repair for the rerouting of the main line for the fountain by pool. This has been discussed with the vendor as this was supposed to be a no charge event. This is pending resolution.
- The ice machine has had its preventative maintenance on 10/12/23.
- G&W performed repairs on the A/C unit in the restrooms. Old parts were removed, and new parts installed. Recovered partial refrigerant, the a/c unit was pressure tested and charged with additional refrigerant. All tested ok.
- Promaxima did their preventative maintenance on 10/12/23.

- I have notified the tree vendor that Villas Master and I use that I will be leaving. I have shared the Grounds Committee chair phone number (after asking first) with the vendor so they will be able to meet to discuss tree trimming, etc. Followed up with vendor to ensure contact was made.
- The collection policy has been posted on both the BellaVita website and Townsquare.
- A post on TownSquare has gone out regarding the upcoming bank changes and how it will affect most homeowners. There are 48 in BellaVita that will need to update their records. An email to those 48 and/or a mailing will go to them regarding the changes that are coming.

### **COMMITTEE REPORTS**

There was a request to add Lew Shuffler and Allen Wolf to the Communications Committee. Mary made the motion to accept the request and Billy Potter seconded. Motion carried.

- Architectural Committee – Ruth Southard- None Available
- Awards Committee – Sandra Bornstein –None Available
- Clubhouse Committee – Carlos Trevino – None Available
- Communications Committee – Lark Billick- Thanked Linda Kuhn for the guidance she had given to this committee. The Committee has projects (new owner monthly contact and organize the block captains again. Bellaview will be held January 20 2024.
- Community Relations Committee- Billie Velasquez – None Available
- Elections Committee – Ruth Southard – None Available
- Facilities Committee – Rex Hemme – None Available
- Finance Committee – Connie Harry – Don Smith advised that Connie Harry had resigned from the Finance Committee and as the Committee voted for Robert Talton as Chair. To be approved in next month's meeting.
- Grounds Committee – Janet O'Connor- Thanked the Board for the additional funding. The circle will be replanted soon and the trees will be trimmed within 2 weeks.
- Nature Reserve Committee – Bob Dawkins – The Committee had a work day and all the trails are now clear.

### **ADDITIONAL BUSINESS**

**Villas Master** – The Board currently has nothing pendng.

**Homeowner Concern Forms** – 1) Going Extra Mile – for Patsy Womack and Marjorie Parham for the Geta-ways trips. 2) There is a light that is flickering above the shuffleboard table. 3) Pool is still not being cleaned. 4) and 5) The ragweed in the nature reserve is high. 6) There is a large item in the lake and a pole.

### **EXECUTIVE SESSION**

Executive session was called to order at 3:50 p.m. 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.

- Betty Audish- requested Executive Session discussion.

### **RECONVENE OPEN SESSION -SUMMARY**

- There was a discussion regarding ARC guidelines and flags in the community.
- There were several accounts where the Board requested updates on noted delinquencies and requested reminder notices be sent.

- There was a discussion regarding the ARC hearing from last month.
- There is a task force discussion with Comcast in November.

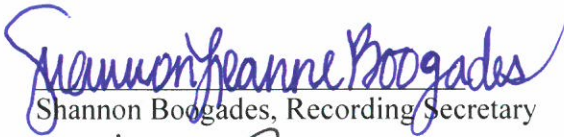
**NEXT SCHEDULED MEETING**

- Next regularly scheduled meeting is on November 15, 2023, at 3:00 p.m.

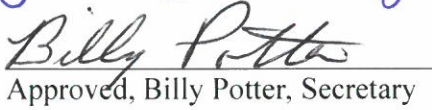
**ADJOURNMENT**

There being no further business, the meeting adjourned at 4:25 PM

Respectfully Submitted,

  
Shannon Boogades, Recording Secretary

11/15/23  
Date

  
Approved, Billy Potter, Secretary

Nov 1, 2023  
Date