



MINUTES OF THE TWELFTH ANNUAL MEETING OF HOMEOWNERS OF THE BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON MARCH 25, 2015 AT THE CLUB BELLAVITA, 1548 N. RIVIERA CIRCLE, PEARLAND, TEXAS 77581.

BOARD OF DIRECTORS PRESENT

Ruth Southard, President
John Rodriguez, Secretary
Bill Burdick, Director

Ron Gerlach, Vice President
Marc Wormser, Treasurer
Carol Barber, Director

IN ATTENDANCE

61 homeowners in attendance.
Nancy Triggs, Clubhouse Manager
Tami Smith, Community Manager FirstService Residential

CALL TO ORDER

Due notice of the meeting having been given and a quorum being present, the meeting was called to order. The president, Ruth Southard, presided and the managing agent assisted in recording the minutes.

INTRODUCTIONS

Mrs. Southard introduced the members of the Board and staff of the managing agent.

CONSIDERATION OF MINUTES

The minutes of the 2014 Annual Meeting of the Members were previously approved by the Board and were posted to the website.

TREASURER'S REPORT

Marc Wormser, Treasurer, reported on the financial status of the Association. At year-end 2014 the Association had an operating fund balance of \$378,170 and a reserve fund balance of \$1,017,724.

Mr. Wormser also reported that the Fence Expenditures have been \$670,870 as of March 23, 2015 with a remaining balance on the projected cost of \$929,310. The projected amount to be borrowed at this time is \$280,000 to cover the cost of the project. All funding is by separate Capital Reserve Account and is not affecting our Operating Budget.

STATE OF THE ASSOCIATION

Mrs. Southard reported on the state of the Association highlighting the following:

- Within the Organizational structure there are ten (10) working committees
- Finance Committee, chaired by Carol Grisanti, did a wonderful job amidst the challenges.
- ARC revised the guidelines.
- Grounds committee continues to work on the appearance of the community overall
- Nature Reserve committee provides guided tours.
- Facilities Committee, chaired by Don Jensen, formed and empowered small groups for community enhancement
- As funds permit light bulbs are being replaced with LED lamps to help reduce consumption of electricity
- Clubhouse Committee provides routine maintenance to the buildings
- Communication committee has continually provided publications of excellent quality
- Fence project has had challenges but is on track to be completed earlier than the 18 months projection
- Compliance policy was revised
- By-Laws had some minor changes
- Recognition of Four major clubs; Men's Club, Belles, That's Entertainment and the Veteran's Organization
- Personnel changes in the past year, Steve Wynn retiring, unexpected loss of Judy Taylor and Jeanette Wright resigned

VILLAS MASTER ASSOCIATION RELATIONSHIP

Bill Burdick reported the following regarding Villas Master HOA:

- Villas Master filed a resolution to define overnight parking as midnight to 5 AM
- Modern Concepts Alarm company contract was renewed without a price increase
- Scarsdale common area fencing was pressure washed

AWARDS

Dorothy Barrera, Awards Chair reported that the Rose Award 2015 recipient is Ron Lauve.

ELECTION REPORT

Connie Harry, Elections Chair announced that the 2015 Board members were elected by acclimation. The members, serving a two year term are Billy Potter, Ron Gerlach and Bill Burdick.

RECOGNITION OF BOARD SERVICE

Tami Smith, FirstService Residential thanked Benny Frank for his outstanding commitment and service to the BellaVita Board of Directors.

ADJOURNMENT

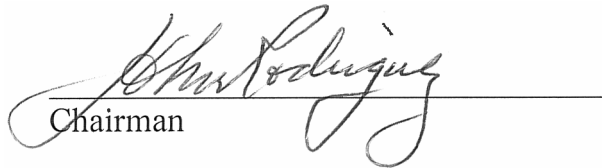
There being no further business, the meeting was adjourned at 8:30 PM.

Respectfully submitted:



Recording Secretary

APPROVED AS CORRECT:



Chairman

5/27/15
Date