



---

**MINUTES OF THE THIRTEENTH ANNUAL MEETING OF HOMEOWNERS OF THE BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON MARCH 22, 2017 AT THE CLUB BELLAVITA, 1548 N. RIVIERA CIRCLE, PEARLAND, TEXAS 77581.**

---

**BOARD OF DIRECTORS PRESENT**

Ron Gerlach, President  
David Dommert, Treasurer  
Fritz Ring, Director

Dianne Clement, Vice President  
Bill Burdick, Director  
Ken Wright, Director

Billy Potter, Secretary, was absent

**IN ATTENDANCE**

74 homeowners in attendance.

Steven Wynn, Clubhouse Manager  
Michelle King, 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, Ron Gerlach, presided and the managing agent assisted in recording the minutes.

**INTRODUCTIONS**

Mr. Gerlach introduced the members of the Board, clubhouse staff, and managing agent.

**CONSIDERATION OF MINUTES**

The minutes of the 2016 Annual Meeting of the Members were previously approved by the Board and were posted to the website.

**TREASURER'S REPORT**

David Dommert, Treasurer, reported on the financial status of the Association. At year-end 2016 the Association had an operating fund balance of \$481,824 and a reserve fund balance of \$325,921. The year ended with a lower amount in reserves due to the fence project which has been paid in full.

**STATE OF THE ASSOCIATION**

Mr. Gerlach reported on the state of the Association highlighting the following:

- The Board considers the state of HOA finances and facilities to be very good; the Association has low delinquencies and deed violations. The Board is working to increase reserves

- A builder has completed the last home in Section 5 and no action has been taken on a proposed Section 6, which could contain about 8 homes
- The Board has set up a contracts subcommittee to assist in developing competitive contracts for facilities and management support
- Two Board Task Forces worked this year:
  - The Gate Task Force reviewed the gate operations procedures, conducted several surveys, and recommended continuing the present entry hours and gate operations
  - The Telecommunications Task Force developed a revised program which will be presented by Mrs. Ruth Southard
- The parking lot lighting contract has been secured and work will begin in a few weeks
- Over 24 social clubs and organizations of BellaVita excel in activities and support to the community
- The Audio/Visual Task Force is reviewing the audio/visual system in the clubhouse
- The Board approved a by-law amendment to revert Directors' terms to three years rather than two, in order to improve continuity on the Board
- Special thanks go to the Clubs and Veteran's Organization who continue to provide financial support on numerous projects
- The BellaVita web site is the standard form of day-day information and breaking information is posted as it occurs

### **TELECOMMUNICATION TASK FORCE**

Mrs. Ruth Southard thanked the volunteers on the Task Force which was charged to research the technology, review the existing contract with Comcast, and recommend the next step to the Board. The final five year contract consisted of the digital starter package, HD, X1 platform box, two companion boxes, 25mg Internet, cable modem with wireless router at \$50 per month, per household beginning on February 1, 2017

### **ELECTION REPORT**

Connie Harry, Elections Chair announced the 2017 election for directors resulted in only three candidates for the three vacancies which were Bill Burdick, Ron Gerlach, and Billy Potter. Thus, in accordance with Texas property code 209.058(c), it is considered an uncontested election and the candidates were elected by acclamation.

### **AWARDS**

Sandra Bornstein, Awards Chair recognized:

- Five years of volunteering: Carolyn Beeson, Ruth Cheek, Eva Gates, Connie Harry, Janice Jensen, and Pete Steik
- 2016 Quarterly award recipients: Steve Andres, Maylen Moor, and Diane Nichols.

- The 2016 Rose Award recipients, both from the Telecommunication Task Force are Ruth Southard and Fritz Ring.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:45 PM.

Respectfully submitted:

  
Recording Secretary

APPROVED AS CORRECT:

  
Secretary

  
Date