



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON OCTOBER 25, 2017 AT 3:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX 77581.

DIRECTORS PRESENT

Dianne Clement, President
Billy Potter, Secretary
Connie Harry, Director
Ken Wright, Director

Bill Burdick, Vice-President
Steve Anderson, Treasurer
Fritz Ring, Director

IN ATTENDANCE

24 Homeowners were in attendance.

Katie Ivanics, Community Manager, Severn Trent, Steve Wynn, Clubhouse Manager, and Shinece Haughton, Assistant Community Manager

HOMEOWNER FORUM

- None

CALL TO ORDER

Due notice of the meeting having been given and a quorum being present, the meeting was called to order at 3:00PM by Dianne Clement, presided and Katie Ivanics recorded minutes.

ADOPTION OF AGENDA

Upon a motion duly made and seconded, the agenda was accepted as presented.

CONSIDERATION OF MINUTES

Upon a motion duly made and seconded the September 27, 2017 Board Meeting Minutes were approved as presented.

CONFIRMATION OF ELECTRONIC VOTING

- The board voted to write off two accounts 303 and 022
- The board voted to repair the fountain in the amount of \$2,874

PRESIDENT'S REPORT

- Dianne Clement stated the association has received the insurance check for the clubhouse in the amount of \$41k
- Dianne Clement announced Steve Wynns resignation
- Dianne Clement mentioned there are going to be four positions available coming up at the Annual Meeting and encouraged all homeowners to run if interested

- Appointment of Election Committee-The board approved the appointment of Ron Gerlach
- Appointment of ARC Committee- The board approved the appointment of Ruth Southard
- Appointment of Communications Committee- The board approved the appointment of Nelda Hart

OPEN COMMENTS BY BOARD MEMBERS

Steve Anderson thanked all of the committees for their hard work

TREASURER'S REPORT

- Stephen Anderson indicated expenses are under and we may still have some expenses coming in from the transition

MANAGING AGENT'S REPORT

- Insurance check has been received from recent flood. The front desk is still accepting auto draft forms for any homeowners that want to set up automatic withdraws every month for their monthly assessment.

CLUBHOUSE MANAGER'S REPORT

- Wrought iron railing for front fountain scheduled for installation 10/26/2017
- Projector appears to be working
- Refrigerator in the Annex is out
- Handicap spaces in front of clubhouse are complete and maintenance is continuing to work on the red fire lanes.
- Brinkman Roofing is coming out on 10/31/2017 to look at the roof.
- Contacted company who originally installed the river pump. He is scheduled to come out and if unable to fix the pump a new one will cost \$5,600.
- Received bid back for power washing North and South Riviera
- ProMaxima is scheduled to come out to repair treadmills
- Pearland Community band director asked if they could use the ballroom stage on Tuesday nights for rehearsal.

COMMITTEE REPORTS

Landscape Committee, Diane Nicolas

- Upon a motion duly made and seconded, the proposal from Maldonado for drainage/grading issue at the clubhouse in the amount of \$4,800 was approved pending the facilities committee in agreement.
- The Landscape Committee is still reviewing bids for landscape at the clubhouse.

Facilities Committee, Rex Hemme

- The following items have been completed: replace pool heater, study the source of the leak under the pool deck, clean the bottom of the spa will be done in December as it has to be drained, replace backup batteries on the controller on the middle two front gates, and replacement installation for the curved fences in front of the clubhouse will be replaced on 10/26/2017.

- There are roughly 32 spots that needs to be repaired on the curbs.

Finance Subcommittee, Joe Dekunder

- Joe Dekunder stated Tommy Johnson are new to the committee.
- 2018 Budget has been submitted
- Received insurance quote from BCH from Severn Trent. Going to look into getting additional bids.
- 2016 tax return hasn't been filed and its currently being worked on
- Briefly went over the MUD will be handing over all repairs/maintenance to pond areas and we need to be prepared.

Clubhouse Subcommittee, Mike Sanders

- Mike Sanders indicated there was a homeowner concern about the possibility of putting a recycle bin in the kitchen.
- Have received positive feedback in regards to the dedicated handicap parking spots
- Pointed out a few sections to review in the rules/regs

Contracts Subcommittee, Fritz Ring

- Fritz King stated the Maldonado contract has been signed.
- There will be a meeting with Maldonado and the Landscape Committee to discuss the transition.

ADDITIONAL BUSINESS

MUD #18, Bill Burdick

- MUD meeting on October 24, 2017.
- There should be no increase in the rate for taxes.
- MUD will be using our facility for their upcoming meeting in November and December.

Villas Master, Bill Burdick

- The Villas Master approved their 2018 budget and for BellaVita will be around \$44k per year.
- The Villas Master Annual Meeting will be in March 2018.

Homeowner Concern Forms, Billy Potter

- A concern was mentioned that the streets are dirty and need to be addressed
- A concern about the treadmills being broken
- A concern was brought up in regards to the chain link fence we put up

NEXT SCHEDULED MEETING

- Next scheduled Board meeting November 15, 2017 at 3:00pm

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

- The board decided if a new river pump is needed we can move forward with the proposal in the amount of \$5,600
- The board decided not to move forward with Pearland Community using our facility for band practices.
- Upon a motion duly made and seconded, the signature cards for the association's banks need to be updated/changed to include the following: Removing FSR as previous management company and adding/updating address to send monthly statements to Severn Trent located at 2002 West Grand Parkway North Suite 100, Katy TX 77449 along with removing all previous board members from the accounts and adding Dianne Clements, Stephen Anderson and Bill Burdick was approved.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:30PM

Respectfully Submitted,

Katie Ivanics

Katie Ivanics, Recording Secretary

Billy Potter

Approved, Billy Potter

11-10-2017

Date