



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON SEPTEMBER 6, 2017 AT 1:00 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

14 Homeowners were in attendance.

Katie Ivanics, Community Manager, and Tracie Andrade representing Severn Trent, Steve Wynn, Clubhouse Manager, and Shinece Haughton, Events Coordinator

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 1:01PM. 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 July 26, 2017 Board Meeting Minutes were approved as presented.

CONFIRMATION OF ELECTRONIC VOTING

- Upon a motion duly made and seconded the board agreed to pay the staff for 8/31 and 9/1 due to the storm was accepted as presented.
- Upon a motion duly made and seconded the board agreed to get bids for a reserve study to be conducted to not exceed in the amount of \$5,000.

PRESIDENT'S REPORT

- August was the first full month for Severn Trent and it has been a busy start

- During the recent storm, there was some damage done to the clubhouse. The restoration company has been out to address and hopefully soon the clubhouse will be back up running as normal.

OPEN COMMENTS BY BOARD MEMBERS

- Billy Potter wanted to notify homeowners if they hire Rusticscapes for their backyard maintenance and there is an issue they need to contact Rusticscapes not the association.
- Billy let residents know the association is not responsible for resident's pets. Residents should refer to Harris County Animal Control with any issues.

TREASURER'S REPORT

- Stephen Anderson said there is not a treasurer report this month

MANAGING AGENT'S REPORT

- The front desk is still accepting auto draft forms for any homeowner that wants to set up automatic withdraws every month for their monthly assessment.

CLUBHOUSE MANAGER'S REPORT

- Contacted Atlas Fence and requested they put off the replacing of the gate until we can get an estimate from them on replacing the section of damaged fence on Scarsdale. Next time they are out will request an estimate for the wrought iron fencing around the circular drive.
- Contacted Brinkman's for an estimate on roof repair. They are currently 7-10 days out.
- Contacted Lake Management concerning the east fountain. They will need to re stretch the anchors on the fountains due to the rising water.
- Possibly an issue with the river pump. Don Jensen is going to look.
- Received the stencils for the handicapped parking spaces along with the no parking/fire lane stencils. Mark will work on these items as time permits.

COMMITTEE REPORTS

Facilities Committee, Rex Hemme

- The parking lot has been power washed
- The walkway around the lake has been leveled where needed
- Miller Pool came out quickly after the storm to clean before Labor Day weekend

Contracts Subcommittee, Fritz Ring

- Landscape bid is still being worked on. Should have recommendation to the board by the end of September. Committee wants to go to San Antonio to look at some properties one of the landscape companies handles.
- Electrical RFP's have been sent out. Out of eight sent two have been received/
- Possibly plants for island.

ADDITIONAL BUSINESS

MUD #18, Ron Gerlach

- MUD's attorney is developing a plan to help homeowners if homeowner's homes were flooded during the storm.
- MUD is working on next year taxes.
- Ron is going to check to see if MUD will help with any of the fence repair on Scarsdale

Villas Master, Bill Burdick

- The Villas Master had no flooding issues. There was one small dead tree that fell on the fence.

Homeowner Concern Forms, Billy Potter

- Concern of broken gate on Scarsdale
- Armadillos are digging up front lawn beds
- Request to the board to potentially rent out three wheel bicycles
- Request for recycle bin at the clubhouse
- Concern of two bicycles wondering around the community

NEXT SCHEDULED MEETING

- Next scheduled Board meeting: September 27, 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.

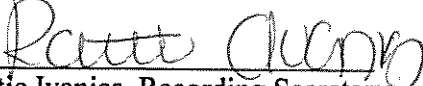
RECONVENE OPEN SESSION

- The board decided to promote one of the employees to Assistant Community Manager along with a pay increase.
- The board decided to refund \$200 of the \$500 deposit for account #253866 for the recent reservation
- The board decided to waive fees for guests for the remaining month of September and October.
- Board requested to contact Attorney Jonathan Clark regarding restoration question from recent storm

ADJOURNMENT

There being no further business, the meeting adjourned at 3:21 PM

Respectfully Submitted,


Katie Ivanics, Recording Secretary


Approved, Billy Potter


Date