



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON MAY 24, 2017 AT 3:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX 77581.

DIRECTORS PRESENT

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

Billy Potter, Secretary
Fritz Ring, Director

IN ATTENDANCE

14 Homeowners were in attendance.

Michelle King, Community Manager, representing FirstService Residential and Steve Wynn, Clubhouse 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. Dianne Clement, presided and Michelle King 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 following were approved as presented:

- April 26, 2017 Board Meeting Minutes

RATIFICATION OF ELECTRONIC VOTES

- Rescindment of vote for homeowner under 55

PRESIDENT'S REPORT

- Upon motions duly made and seconded, the Board approved the following interim Director nominations:
 - Steven Anderson, term ending in 2018
 - Connie Harry, term ending in 2019
- Upon motions duly made and seconded, the Board approved the following officer appointments:
 - Dianne Clement, President
 - Bill Burdick, Vice-President
 - Steven Anderson, Treasurer

OPEN COMMENTS BY BOARD MEMBERS

- Billy Potter:
 - The Club House staff is responsible for managing the front desk, not home repairs, police reports, etc.
 - Responses to homeowner concern forms are provided quickly but there are times where the resolution may take additional time

TREASURER'S REPORT

- The March 2017 Financials were accepted as presented
- Since January 2017, the operating account has increased \approx \$25,000 and the reserve account \approx \$16,000 for a combined increase of \approx \$41,000
- April 2017 cash increase was \approx \$9,000 (reserve account)
- As of April 30, 2017 the operating account is \$507,792.18 and the reserve account is \$340,165.87

MANAGING AGENT'S REPORT

- Pending ARC applications: 2
- Open deed violations: 74
- Steve Wynn received the on-site Shining Star award for May, 2017

CLUBHOUSE MANAGER'S REPORT

- A builder would like an extension on keeping gate remotes and gate codes
- Changing the access codes for all residents has been completed with the exception of a few loose ends
- Fountain lights are all working after some minor repairs
- Lifetouch Pictorials inquired about updates to 2015 directory
- The vehicle detector module in the resident's entry gate has been replaced and the inside exit gate is undergoing additional repairs

COMMITTEE REPORTS

Facilities Committee, Rex Hemme

- Don Jensen resigned from the Facilities Committee
- Upon a motion duly made and seconded, the Board approved Bernie Bouman joining the Facilities Committee
- House painting will be completed by May 26, 2017
- The parts and poles are on property for the parking lot lighting and the work is scheduled to be done the week of June 5, 2017
- The current pool contractor has been replaced and the pool is getting stabilized
- The Committee will schedule the marking of the areas around the lake which need to be leveled and send requests for proposals for bids

Clubhouse Committee, Mike Sanders

- The Committee is considering the conversion of four parking spaces to handicapped parking; after discussion, the Board recommended additional research for ADA compliance

Contracts Subcommittee, Fritz Ring

- The Audio Visual bid process has been extended until May 31, 2017
- The vendors bidding on the landscape contract had a walk-through last week and are scheduling a second walk-through, if needed
- Auditor bids are awaiting Board action
- Management contract bids are awaiting Board Action

ADDITIONAL BUSINESS

MUD #18

- No Report

Villas Master, Bill Burdick

- The Villas Master Board may begin having meeting monthly rather than quarterly
- Mr. Burdick encouraged homeowner attendance
- Due to Ron Gerlach's resignation, Fritz Ring has been appointed to the Villas Master Board

Homeowner Concern Forms, Billy Potter

- The staining of a party fence bled through and affected the neighbor's fence
- An unleashed cat has been out; Pearland Animal Control has jurisdiction
- A dead tree fell in the Nature Preserve and landed on a homeowner's fence/backyard; Rusticscapes cut and removed the tree
- Complaint toward Rusticscapes regarding the failure to close a gate causing the dog to get out; resolved

NEXT SCHEDULED MEETING

- Next scheduled Board meeting: June 28, 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.

ADJOURNMENT

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

Respectfully Submitted,


Michelle King, Recording Secretary


Approved, Billy Potter


Date