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**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON SEPTEMBER 27, 2017 AT 3:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX 77581.**

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**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**

27 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 6, 2017 Board Meeting Minutes were approved as presented.

**CONFIRMATION OF ELECTRONIC VOTING**

None

**PRESIDENT'S REPORT**

- Dianne Clement reminded residents families of owners are still here due to Harvey and if you see children around it's due to the storm.

**OPEN COMMENTS BY BOARD MEMBERS**

None

### TREASURER'S REPORT

- Stephen Anderson indicated there is not a treasurer report this month.

### MANAGING AGENT'S REPORT

- The transition is almost complete between FSR and Severn Trent. 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

- The Kramer Receiver for the projector has been sent back to the factory for repair as it's under warranty.
- The gate to the detention pond on Scarsdale was replaced by Atlas Fence.
- The fire lane curbs outside of the clubhouse are being repainted
- New handicap parking spots in the clubhouse parking lot
- Waiting on a part for the river pump controls. Victory Lighting will be handling the repairs.
- PetersenDean and Brinkman Roofing will be coming out to look at the roof in some spots in a few weeks.
- GreenTech will be coming by to pick up the fans and test for any moisture in the walls.

### COMMITTEE REPORTS

#### Facilities Committee, Rex Hemme

- The following items were presented to the board on items that need to be addressed: replace pool heater, study the source of the leak under the pool deck, clean the bottom of the spa, replace backup batteries on the controller on the middle two front gates, and replace the curved fences in front of the clubhouse.
- The sign at the front was cleaned

#### Contracts Subcommittee, Fritz Ring

- Fritz King went over the contract committee's recommendation to the board for landscape services.
- Upon a motion duly made and seconded, the vote to hire Maldonado as of January 1, 2018 with a four year contract was approved.

### ADDITIONAL BUSINESS

#### MUD #18, Ron Gerlach

- MUD meeting on September 26, 2017. Ron mentioned BellaVita should be able to submit invoices to FEMA for the fence repair.
- MUD started working on their tax base and the rate should be going down probably 5%.
- Upon a motion duly made and seconded, the proposal by Acaia to repair/replace the chain link fence was approved pending vendor insurance and written proposal in the amount of \$1,990 was accepted as presented.

- Villas Master, sBill Burdick
- The Villas Master board is waiting on a response from Modern Systems on improvements and should know soon when the company can have a Town hall meeting for residents.

Homeowner Concern Forms, Billy Potter

- Concern regarding the creek overflowing due to the storm and wanted to see if the City comes out to check the storm drains.
- A question was raised why the board is not having audits done
- Request for the board to use microphones at board meetings so residents can hear clearly.
- Complaint about a barking dog

**NEXT SCHEDULED MEETING**

- Next scheduled Board meeting: October 25, 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 after a hearing with homeowner to charge \$150.00 to account #253866 for recent reservation
- The board decided to move forward with collections with the attorney for account #254022
- The board decided to move forward with collections on the following accounts # 254303, 254299, 253485
- The board decided to write off balance on account #253481
- The board decided to accept Facilities Committee, Rex Hemme recommendations to replace pool heater, study the source of the leak under the pool deck, clean the bottom of the spa, replace backup batteries on the controller on the middle two front gates, and replace the curved fences in front of the clubhouse

**ADJOURNMENT**

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

Respectfully Submitted,

  
 Katie Ivanics, Recording Secretary

  
 Approved, Billy Potter

  
 Date