



MINUTES OF THE SEVENTH ANNUAL MEETING OF HOMEOWNERS OF THE BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON MARCH 24, 2010 AT CLUB BELLAVITA, 1548 N. RIVIERA CIRCLE, PEARLAND, TEXAS 77581.

BOARD OF DIRECTORS PRESENT

Ruth Southard, President
Ron Gerlach, Vice President
Wayne Johnson, Secretary
Elizabeth Woods, Treasurer

Cris Barrera, Director
Bill Burdick, Director
John Devereux, Director

IN ATTENDANCE

103 Homeowners were in attendance
Nancy Triggs, Clubhouse Manager
Alex Taylor, Bobbie Lopez, Harriet Tunick and Christine Sephton representing the Managing Agent, Association Management, Inc.

CALL TO ORDER

Due notice of the meeting having been given and a quorum being present, the meeting was called to order. The president, Ruth Southard, presided and the managing agent assisted in recording the minutes.

INTRODUCTIONS

Ms. Southard introduced the members of the Board and staff of the managing agent.

ADOPTION OF AGENDA

On a motion duly made, the agenda was adopted as amended.

CONSIDERATION OF MINUTES

On a motion duly made, the minutes of the 2009 Annual Meeting of the Members were approved.

AUTHORIZE BOARD TO APPROVE MINUTES

On a motion duly made the members authorized the Board of Directors to approve the minutes of the Annual Meetings of Members at the next regular Board Meeting and to post the approved minutes thereafter.

FINANCIAL REPORT

Elizabeth Woods, Treasurer, reported on the financial status of the Association. At year-end 2009 the Association had an operating fund balance of \$337,692 of which \$59,159 was the surplus from 2009 operations. Because of prepayments the Association had an operating cash balance of \$395,913. \$164,543 was in a checking account and petty cash and the rest was invested in CDs of varying maturities. The Association's reserve fund balance was \$843,982 with the same amount in reserve cash, \$217,800 of which was held in a checking accounts and the balance was in CDs of varying maturities. The assessment income for BellaVita is virtually its sole source of revenue. Ms. Woods reported that 54% of BellaVita's expenses are for unit-related costs (landscaping of yards, painting, door-restaining, cable TV, alarm monitoring, etc.), 27% are directly related to the clubhouse operation, 11% are for maintenance of common grounds and 8% are administrative expenses.

STATE OF THE ASSOCIATION

Ms. Southard reported that this Annual Meeting of the Members marked the first year under homeowner control and that the purpose of the meeting was to recognize accomplishments, credit those who did the work and to celebrate.

As of this meeting there are nine committees involving over 90 people actively serving the community, plus numerous clubs and other groups that enhance the lifestyle of the community. The committees provided research, recommendations and often managed projects approved by the Board. The Committees were assisted by others who volunteered as managers for specific projects. Volunteers were recognized for their service via BellaVita pins and BellaVita ID badge lanyards which were to be distributed following the meeting.

The Board adopted several operating policies during 2009/2010 to clarify procedures and to empower others to perform regular tasks without having to seek repeated Board approval. These policies included emergency spending by the Clubhouse Manager, financial and credit card procedures, contract management, committee procedures and access to records.

Significant accomplishments included installation of new gates systems that involved both the Facilities Committee under Carl Weber and the Access Control Implementation Task Force under Ron Lauve. The Facilities committee also completed lightning protection for the clubhouse, implemented an HVAC maintenance program, re-striped the parking lot, arranged additional street lighting on S. Riviera and S. Primavera, took over control of the door re-staining and house painting and fence maintenance programs

The Grounds Committee under Becky Spedden renegotiated the landscape maintenance contract to provide more thorough coverage and made

recommendations regarding more use of perennials and shorter plants in front of the Clubhouse for improved visibility and appearance. The Committee also has found opportunities to salvage plantings being removed from model homes and reuse them elsewhere in the community. They also worked with the MUD and the Veterans Group in the implementation of the Veterans Memorial tree planting project that is now underway.

The Architectural Review Committee under Jim Moore developed the first set of comprehensive guidelines for the community and is working closely with the managing agent to improve the application and approval process and to serve as the first level of appeal for owners whose applications were denied.

The Neighborhood Preservation Committee under Ann Weiss is working to educate homeowners on the importance of deed restrictions and what constitutes a violation. The Committee also periodically accompanies the managing agent on drive-throughs and is working with the managing agent to improve violation letters.

The Clubhouse Committee under Jack Lauber works to improve the Clubhouse Rules and Regulations and has implemented changes regarding bereavement usage, Member use, ID badges for caregivers and guests, holiday schedules, AV system use, children, purchase by clubs and cost reduction for gate access. The Committee also helped in the joint purchase of the electronic information board, new benches, new microphones, solar screens for the fitness center and new shelving for the library.

The Community Relations Committee under Dutch Uran is responsible for the community's emergency preparedness and conducted the community's first census. The Board will include several of the census questions on its biennial age survey as required by the Housing for Older Persons Act.

The Board worked to enhance communications during the past year. In addition to the website, it published contact information for the directors, posted the meeting schedule and agendas, posted summaries of Board Meetings immediately following each meeting, revised a Homeowner Concern Form to facilitate addressing concerns, questions or problems to the Board and hosted quarterly homeowner forums to informally discuss ideas and other issues.

The communications committee under Scott Vaughan assumed responsibility for the block captains and currently has 51 volunteers coordinated by Kelley Paterno to hand deliver important community news or documents door to door.

The Finance Committee under Elizabeth Woods reviews the monthly financial reports and confirms available funds prior to approval of projects. They undertook a thorough review of the insurance coverage for the Association and developed the 2010 budget without the need of an assessment increase.

The Elections Committee under Carol Uran was responsible for preparing the annual slate of candidates, organizing candidate forums, certifying the election and arranging for the celebration event following the business portion of the Annual Meeting.

Ms. Southard recognized the clubhouse staff for its collective efforts and, in particular, the extraordinary efforts of Clubhouse Manager Nancy Triggs in the community's house painting and front gate enhancement projects.

Ms. Southard also thanked the managing agent for its assistance during this first year of homeowner control.

During the coming year the Board plans to hold a Strategic Planning workshop to begin developing a 5-10 year plan for BellaVita for which broad community input will be sought.

VILLAS MASTER REPORT

John Devereux, Villas Master president, reported that the Association is comprised of three entities (BellaVita, Villa Verde, and Villa D'Este) and has an eight member Board, 4 of whom are appointed from the BellaVita Board and 2 each are elected by Villa Verde and Villa D'Este. The Association has three main contracts; Comcast (cable TV, Modern Systems Concepts (security monitoring system) and Rojas (Scarsdale landscaping). In the past year the landscape contract with Rojas was renegotiated at a significant savings to the community. Significant progress has also been made in resolving ongoing billing problems with Comcast. As a result the Association may receive total credits in excess of \$32,000 and separate billings for each of the three communities to avoid confusion over splitting the bill among the three.

Mr. Devereux reported that the Villas Master Annual Meeting of Members was scheduled to be held on Wednesday, April 21 at 7:00 p.m. and that separate elections for Villa Verde and Villa D'Este would occur at 6:00 p.m. the same evening.

APPRECIATION EVENT

Cris Barrera reported that BellaVita relied on its numerous volunteers and that an Appreciation Event was being held at 7:00 p.m. on April 9, 2010 and that anyone who had volunteered service to the community was invited to attend. This

included committee members, club officers, group leaders and individual volunteers – anyone who had donated his or her time to BellaVita for any purpose.

ELECTION REPORT

Carol Uran, Elections Committee Chair, introduced the members of the Committee and announced that Cris Barrera and Elizabeth Woods were elected to three year terms. She delivered certification of the election results to Wayne Johnson, Secretary.

Ms. Uran thanked her Committee, the volunteers who counted the ballots and the volunteers who arranged the celebratory reception following the meeting.

RECOGNITION OF BOARD SERVICE

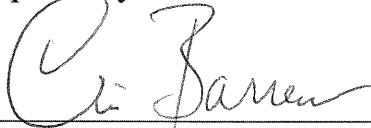
The managing agent reported that instead of individual awards, the Board had decided in favor of a perpetual plaque to recognize the service of the current Board Members as well as those of future Boards. The managing agent presented the plaque which was accepted by Ruth Southard on behalf of the entire Board.

Wayne Johnson commended Ruth Southard for her leadership of the first homeowners Board of Directors.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted:



Recording Secretary

APPROVED AS CORRECT:



Chairman



Date