



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

DIRECTORS PRESENT

Ron Gerlach, President
Billy Potter, Secretary
Bill Burdick, Director

David Dommert, Treasurer
Ken Wright, Director
Fritz Ring, Director

IN ATTENDANCE

19 Homeowners were in attendance.
Michelle King, Community Manager representing FirstService Residential

HOMEOWNER FORUM

- No Requests to Speak

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. Ron Gerlach, presided and Michelle King assisted in recording 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 December minutes were approved as presented

CONSIDERATION OF ELECTRONIC VOTES

Confirmation of electronic motions:

- Repairs to spa, fountains, and pool approved December 26, 2016

PRESIDENT'S REPORT

- Upon motions duly made and seconded, the Board voted to add John Rodriguez to the Awards Committee and Anelda Hart to the Communications Committee
- The Audio/Video task force has been meeting; please send comments to Chair, Kay Simpson
- The lights are currently working

OPEN COMMENTS BY BOARD MEMBERS

Ken Wright

- Expressed concerns regarding the resolution of electrical safety issues

TREASURER'S REPORT

- December 2016 Financials
 - Annual Income: \$1,725,690
 - Annual Expenses: \$1,715,837
- Amegy CD used for Credit Card security will be cashed in (\$6,000 to Cash Account)
- Final Fence loan payment will be paid in March (≈\$14,000)

MANAGING AGENT'S REPORT

- FirstService Residential Employee Evaluations are being completed
- Board Assessment letters for homeowners on Direct Debit were mailed on 1/9/2017
- Currently interviewing for a part-time front desk position
- Deed restriction inspections were completed 1/24/2017

CLUBHOUSE MANAGER'S REPORT

- Pool chaise lounge chairs need to be cleaned/refurbished; Steve to check on cost
- Alarm and fire alarm inspections need to be completed
- Ron will assist Steve with Annual meeting preparations
- Steve's notary application has been submitted
- Side walk power washing has been completed and the deck/deck covers will begin in February

COMMITTEE REPORTS

Telecom Task Force, Ruth Southard

- Homeowners who have not signed up/declined for Comcast service is 20 or less; Task Force will attempt to reach them
- Many homeowners did not receive the Comcast welcome package; Comcast will send them to the Clubhouse for the Homeowners to pick up
- The final report will be issued in March

Contracts Subcommittee, Fritz Ring

- One proposal has been received for the parking lot light repairs
- Proposals have been received for gate and pool maintenance
- The HOA Management contract Scope of Work is nearly complete
- Working on a tree trimming contract; may purchase a pull-saw
- Mowing and mulch contract is coming up for renewal
- An on-call electrical contractor needs to be established

ADDITIONAL BUSINESS

- Board to consider changing bylaws to reflect Directors serving 3-year terms
- Gate Task Force:
 - Recommend changing the gate access code every 6-12 months
 - Recommend posting information for homeowner's to submit current email addresses in the weekly newsletter
 - Establish one database of homeowner's email addresses

- Upon a motion duly made and seconded, the Gate Task Force was dissolved and the Board will implement the recommendation to change the gate access code every 6-12 months

MUD #18, Ron Gerlach:

- No Report

Villas Master, Bill Burdick

- Villa D'Este homeowners want the back entrances closed off by gates, posts, large pots, etc.; Bill will visit with the city attorney for consideration
- Considering contract termination with Modern Systems
- Considering an informational session with Modern Systems and Homeowners

Homeowner Concern Forms, Billy Potter

- Live oak outside of common area
- Comcast phone system won't work with Modern Systems alarm system
- Individual under 55 (under 10 years old) living in BellaVita
- Opportunity available for presenting dance lessons?
- Pear tree growing under foundation which needs to be removed
- Tree in Nature Preserve is close to a Homeowner's back yard; limb may fall and damage fence
- A backyard needs landscaping
- Inability to see gate directory during twilight hours (glare)
- Consider purchasing automatic vacuum for Ballroom

NEXT SCHEDULED MEETING

- The next scheduled Board meeting will be held on February 22, 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

Upon a motion duly made and seconded, the Board approved:

- Writing three accounts to Bad Debt (≈\$7,200.00)
- Re-staining a door due to original poor workmanship

ADJOURNMENT

There being no further business, the meeting adjourned at 5:25PM

Respectfully Submitted,

Billy Potter

Billy Potter - Recording Secretary

2/27/17

Date