



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON JANUARY 23, 2013 AT 3:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX. 77581.

DIRECTORS PRESENT

Ron Gerlach, President
Cris Barrera, Director
Elizabeth Woods, Treasurer
Ruth Southard, Director
Director absent, David Dommert on reported travel.

Bill Burdick, Vice President
Benny Frank, Director

IN ATTENDANCE

18 Homeowners were in attendance
Laura Bradley, representing the Managing Agent, Association Management, Inc., and Nancy Triggs, Clubhouse Manager.

HOMEOWNER/GUEST FORUM

CALL TO ORDER

Due notice of the meeting having been given and a quorum being present, the meeting was called to order. The President, Ron Gerlach, presided and the Managing Agent assisted in recording the minutes.

ADOPTION OF AGENDA

Upon a motion duly made and seconded, the agenda was accepted.

CONSIDERATION OF MINUTES

Upon a motion duly made and seconded, the Board meeting minutes of December 19, 2012 were opened for discussion. During the lengthy discussion, Mr. Gerlach recommended that the meeting adjourn until the speaker yield the floor. No motion to that affect was introduced by a board member and the question was subsequently called relative to the minutes approval motion. The minutes were approved as corrected with the word 'final' deleted from page 3 under Communications Committee. Ms. Woods voted no on the motion to approve the corrected minutes.

PRESIDENT'S REPORT

Ron Gerlach distributed the 2013 version of the BellaVita HOA Committee Members & Board Liaisons' list which is attached. Upon a motion duly made and seconded, the 2013 version of the BellaVita HOA Committee Members & Board Liaisons' list was approved.

Confirmation of Unanimous Consent Motions – The Mosquito Control Contract was denied through an email vote. The Pool Maintenance Contract was denied through an email vote.

Upon a motion being duly made and seconded, funding for the Award Committee purchase from Monarch's Trophy was approved for the amount of \$443.83 plus shipping.

TREASURER'S REPORT

Elizabeth Woods reviewed the Treasurer's report. Ms. Woods noted that the reports in the board packages are not the final reports; however, subsequent changes appear to be minor. Ms. Woods reviewed a budget comparison for year-to-date for the period ending December 31, 2012, and current year-to-date comparison with 2011. As of December 31, 2012, the Association had total revenue of \$1,678,860 total expenses of \$1,620,308 and an operating surplus of \$58,552 resulting in an accumulated operating fund balance of \$451,473. The Association also had a reserve fund balance of \$1,168,867.

MANAGEMENT REPORT

Laura Bradley reviewed her written report which included some of the following:

- December Action Item Report
- The ARC and Delinquent Status report were tabled for Executive Session

CLUBHOUSE REPORT

Nancy Triggs reviewed her written report which included some of the following:

- Upon a motion duly made and seconded, the Cypress Creek Pest Control Contract with twice a week service in an amount not to exceed \$66.00 plus tax per service was approved.
- Upon a motion duly made and seconded, the pool maintenance for 2013 by Miller Pools with costs ranging from \$1,623.75 to \$2,165.00 per month was approved. The contract will start February 1, 2013 and run through January 31, 2014.
- Upon a motion duly made and seconded, funding for fence picket replacement and repair in an amount not to exceed \$1,200 was approved.

COMMITTEE REPORTS

Homeowner's Advocacy: Upon a motion duly made and seconded, the Deed Violation Letter Procedure for BellaVita at Green Tee was approved.

Communications: Nancy Triggs announced that the IRIS system is being tested. Only the high alert will be used until all the kinks get worked out. Nancy will send a reminder to homeowners to notify them of the testing.

Elections Committee: Carol Barber reported that the election packet had been mailed out two weeks ago and there were extra copies at the Clubhouse front desk. The second packet will be mailed out on February 20, 2013. Mrs. Barber announced that the New Board Orientation Meeting would be on January 24, 2013 at 7:00 pm in The Annex. Warren

Buehlar, AMI Pearland Director, will be discussing the role of the Board and its members. Nancy Triggs will send an eblast notice to the homeowners of the meeting.

Upon a motion duly made and seconded, funding for copies and postage for the Election packet mail out in an amount not to exceed \$2,200 was approved.

Community Relations (CRC):

- Carol Barber recommended adding Janet DeSardo as a member of the Community Relations Committee.
- Mrs. Barber announced that the CRC would be revisiting the Neighborhood Watch program in the near future.

Finance Committee:

- Carol Grisanti distributed the Finance Committee report for January.
- The Finance Committee is looking for a new volunteer Insurance Consultant for investigating competitive rates for 2014.
- Upon a motion duly made and seconded, the 2013 Fidelity Flood Insurance Policy in an amount not to exceed \$5,527 was approved.

Facilities Committee:

- Bill Burdick distributed the minutes of the January 14th workshop regarding the use of The Annex.
- Upon a motion duly made and seconded, funding to the Annex Task Force for completing The Annex renovations in an amount not to exceed up to \$7,300 was approved.
- Nancy Triggs will present the information to the Board regarding the cost involved in getting the utilities up and running at The Annex when she receives it.
- The Board agreed with Nancy Triggs recommendation to designate the first parking spot for 15 minute parking.

ADDITIONAL BUSINESS

VMA Updates:

- Bill Burdick announced the time of the next Villas Masters Board of Directors meeting would be on January 28, 2013 at 6:30 pm. Hopefully, the later time will allow for more homeowners to be able to attend.
- Mr. Burdick will meet with MUD #18 to get a better idea of what their plans are with the maintenance of the detention pond, the reasons behind the cost increase and why MUD #18 wants Villas Master to pick up the cost of the detention pond maintenance. The MUD #18 meets the 4th Tuesday of every month at the City of Pearland library near City Hall. These MUD meetings are open to all MUD#18 homeowners.

Gate Operations: The trial run for closing the gates will be February 4, 2013 through February 18, 2013. Nancy Triggs will post signs near the gate notifying homeowners the week before.

Homeowner Concern Forms:

- Elizabeth Woods distributed the procedures for Concern Form Operations. Ruth Southard will present it at the Committee Chair Meeting.
- Homeowner Linda Muholland expressed her desire to rent the Ballroom for her sister's birthday. The Board will discuss the issue in Executive Session and notify Ms. Muholland afterward.

It was reported that the water system that runs around the Veteran's Memorial was vandalized.

SCHEDULE NEXT MEETING

A motion to change the regularly scheduled Board of Director's Meeting to 4:00 pm failed due to receiving no second.

The next regular meeting of the Board of Directors is scheduled for February 27, 2013 at 3:00 P.M. in the Club BellaVita Ballroom.

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 discussed procedural actions for delinquent homeowner accounts during Executive Session. The Board approved waiving some fees on one account. The Board discussed referring the issue of defining the term family to the Clubhouse Committee for clarification.

ADJOURNMENT

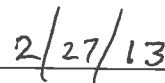
There being no further business, the meeting adjourned at 7:30 p.m.

Respectfully Submitted,

Recording Secretary



Approved



Date