



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON JANUARY 25, 2012 AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX. 77581.

DIRECTORS PRESENT

Ron Gerlach, President
Bill Burdick, Vice President
Cris Barrera, Secretary
Dorothy Darden, Director

John Devereux, Director
David Dommert, Treasurer
Elizabeth Woods, Director

IN ATTENDANCE

44 Homeowners were in attendance
Nancy Triggs, Clubhouse Manager
Rod Simpson, 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, Ron Gerlach, presided and the managing agent assisted in recording the minutes.

ADOPTION OF AGENDA

On a motion duly made, the agenda was adopted.

CONSIDERATION OF MINUTES

The minutes of the meetings of the Board of Directors held October 31, 2011 and November 30, 2011 were approved. After approving corrections provided by Elizabeth Woods, the minutes of the special meeting of the Board of Directors held on December 9, 2011 were approved which included the corrections.

PRESIDENT'S REPORT

Appointments to Committees: Ron Gerlach recommended the appointment of Marc Wormser to the Communications Committee and Carol Grisanti to the Finance Committee. On a motion duly made and seconded, the Board of Directors approved the appointments.

Confirmation of Unanimous Consent Motions: Mr. Gerlach reported on the easement agreement for the water line construction. Mr. Gerlach stated that construction was underway. The following items were approved electronically by unanimous consent:

- Concurrence on underage family living on Modena Ct.
- Approval of authorization to sign the water line construction easement agreement.

- 2012 Insurance coverage authorization.

Mr. Gerlach reviewed the Guidelines for Committee Chairs that was proposed at the Chairmen's quarterly meeting. After discussion, the Board decided that since informal guidelines were to be used as an orientation tool for new Committee Chairs, a signature or Board approval was not required.

Mr. Gerlach noted the success of the homeowners' forum.

TREASURER'S REPORT

David Dommert reported that for the period ending December 31, 2011 the Association had total revenue of \$1,508,996 and total expenses of \$1,418,802 and an operating surplus of \$90,194. Mr. Dommert reported on the end of year positive adjustment for payments to Villas Master regarding cable and security services. BellaVita currently has 581 homes complete as of December 31, 2011.

MANAGEMENT REPORT

The managing agent reported on the new Red Rock Financial Services agreement and the scheduling of a presentation from the company.

CLUBHOUSE REPORT

Nancy Triggs reviewed her written report including the following:

- Clubhouse A/C replacement proposal per the Facilities Committee recommendation. After discussion and upon a motion duly made and seconded, the Board approved the Clubhouse A/C replacement proposal of 7 units at a cost of \$79,717.96.
- Recommendation from the Advisory Committee to have the Clubhouse purchase a new Christmas tree for the entrance foyer. After a motion was duly made, seconded, and discussed, the Board approved an expenditure not to exceed \$2,000.00
- Review of the 2012 calendar of activities. After review, the Board approved the 2012 calendar and to be updated quarterly.
- Review of the Brinkmann Roofing quote for gutters on the rear of the Clubhouse. A decision was deferred until all of the quotes are obtained in regards to the pool area.
- Report on problems with an exercise room treadmill and the possible need to replace it. Upon a motion duly made and seconded, the Board approved an expenditure of not to exceed \$3,300 should it need replacing.

COMMITTEE REPORTS

Architectural Review Committee: No report.

Awards Committee: No report.

Clubhouse Committee: John Devereaux requested that clubs that use the craft room submit any comments they may have regarding storage.

Communications Committee: Nancy Triggs reported that the Committee is recommending the approval of the IRIS software license and pricing agreement. The Board wished to have it noted that AMI receives a portion of the funds from the agreement for implementation,

administration, and management of the service, and that this is above the AMI management costs. Upon a motion duly made and seconded, the Board approved the agreement for the IRIS communication service including expenditures of \$250.00 for setup and annual costs of approximately \$3,000.00.

Community Relations Committee: No report.

Elections Committee: Carol Barber reported that the first notification letter was mailed and that a candidate orientation will be held on January 26th. Ron Gerlach directed that the Committee review a process for a Bylaws change to allow two year terms for Board members and a staggered 4/3 election cycle.

Facilities Committee: Fred Fargo gave a presentation on the pool upgrade project. Mr. Fargo outlined existing problems and damaged areas, and outlined a proposed repair plan. Mr. Fargo estimated a 1 month construction time and an estimated cost of \$105,000. Bids are due by February 8. A special Board meeting is expected to be called in February to consider bids.

Finance Committee: David Dommert reviewed the 2012 insurance coverage for facilities, contents, and flood damage. The Committee will look at additional impacts and may make further recommendations. The Treasurer recommended approval of coverage of \$2,500,000 for facilities and \$275,000 for contents at a cost of \$25,523, and a total flood coverage cost of \$6,964. Upon a motion duly made and seconded, the Board approved the recommended insurance coverage and expenditures.

Mr. Dommert reported that the Committee recommends moving \$50,000 from the operating fund to the reserve fund and record it as an additional expenditure out of the 2011 surplus. Upon a motion duly made and seconded, the Board approved the recommendation.

Grounds Committee: Ron Gerlach reported that the Committee was looking into the invasive weeds in front yards and proposed that treatment solutions be listed on the website. There was agreement among the Board members that homeowners are responsible for replacing dead grass.

Homeowners Advocacy Committee: Carol Dyson reported on the need to alert the landscaper that blowing weeds or debris into the storm drainage system was prohibited. Ms. Dyson also thanked the Board for the new parking policy.

Nature Reserve Committee: Larry Alvarez reviewed his presentation on the Corp of Engineers proposal for alterations to Clear Creek in the nature reserve. Mr. Alvarez informed the Board of the comment period ending on February 14th, and the request to extend it.

Neighborhood Watch Program: No Report.

ADDITIONAL BUSINESS

Recorded Bylaws: Elizabeth Woods stated her concerns regarding some of the wording in the recorded Bylaws. After discussion, Ron Gerlach asked Ms. Woods to compare what was

approved in December with the filed document, and email the corrected document to the Board for their review.

Proposed RV Residential Parking Rules: Ron Gerlach reviewed the need for RV residential parking rules. Mr. Gerlach requested Cris Barrera to wordsmith the proposed rules.

Villas Master Update: John Devereux reported on the Villas Master Association. Mr. Devereux updated the Board that the Annual Meeting would be held on April 18th. Mr. Devereux also reported that the Board would be having their Auditor review the distribution of expenses for the Master Association.

Homeowner Concerns: Cris Barrera reported that he had received the following homeowner concerns.

- Concern regarding how much consideration was given to the concern forms submitted regarding the placement of more stop signs.
- Concern regarding the notification of Villa Masters meetings.
- Concern regarding dead trees near N. Riviera Circle.
- Concern regarding the parking of the Veteran's trailer.
- Concern regarding the Villas Master's budget.
- Concern regarding notification of the M.U.D. meetings.
- Concern regarding rat problems.
- Concern regarding representation on the Villas Master Board.
- Concern regarding boat and trailer parking at the clubhouse.
- Concern regarding Villas Masters bad debt line item.
- Concern regarding signing of the election ballots and maintaining homeowner confidentiality.
- Concern regarding people not picking up after their dogs.

Copies of concern forms were distributed to appropriate Committees to address or were addressed by the Board. AMI directed to send acknowledgement letters to the owners thanking them in bringing these concerns to the Board.

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

No actions from executive session required reporting.

SCHEDULE NEXT MEETING

The next regular meeting of the Board of Directors was scheduled to be held on February 22, 2012 at 3:00 P.M. in the Club Bellavita Ballroom.

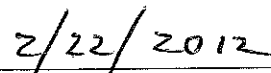
ADJOURNMENT

There being no further business, the meeting adjourned.

Respectfully Submitted,


Recording Secretary


Approved


Date