



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON DECEMBER 19, 2012 AT 3:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX. 77581.

DIRECTORS PRESENT

Ron Gerlach, President
Cris Barrera, Director
Elizabeth Woods, Treasurer
Dorothy Darden, Secretary
Director absent, David Dommert on reported travel.

Bill Burdick, Vice President
Benny Frank, Director

IN ATTENDANCE

17 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 as amended.

CONSIDERATION OF MINUTES

Upon a motion duly made and seconded, the Board meeting minutes of November 28, 2012 were approved.

PRESIDENT'S REPORT

- Ron Gerlach read a letter of resignation from the Board Secretary, Dorothy Darden. The Board thanked Dorothy for all her time and efforts spent serving on the Board of Directors for BellaVita. Mr. Gerlach recited Section 5 Article 3 of the BellaVita Governing Documents regarding the resignation of Directors from the Board. The Board can appoint a replacement for the remainder of Dorothy Darden's term. Mr. Gerlach recommended Ruth Southard for the position. A vote was taken from the Board and Ruth Southard was appointed as a Director on the Board to serve out the remainder of Dorothy Darden's term.

- Ron Gerlach announced that the Board met with AMI to conduct its yearly review. Laura Bradley will meet with the Board on a quarterly basis to review AMI's performance as requested.
- Mr. Gerlach reported that the City of Pearland had not completed the water line coming into the back of Bella Vita from Dixie Farm Road at this time but appear to be close to completion.

TREASURER'S REPORT

Elizabeth Woods reviewed the Treasurer's report. Ms. Woods reviewed a budget comparison for year-to-date for the period ending November 30, 2012, and current year-to-date comparison with 2011. As of November 30, 2012, the Association had total revenue of \$1,538,945 total expenses of \$1,443,269 and an operating surplus of \$95,676 resulting in an accumulated operating fund balance of \$488,597. The Association also had a reserve fund balance of \$1,093,805.

All bank signature cards have been updated and completed, however, updates will be required to remove Dorothy Darden and add her replacement as secretary when that position is filled.

Board of Directors thanked Margo Green for her dedication and time spent on the Finance Committee. Ms. Woods advised the Board that the Finance Committee had selected Carol Grisanti as Finance Committee Chair and recommended that the board ratify this selection. The Board approved the appointment.

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:

- Lyle G. of Facilities reported satisfaction with the door painting contractors performance. Upon a motion duly made and seconded, the renewal of RS Door Painting Contract for 2013 on the same terms and conditions as 2012 was approved.
- The existing lightning protection system was inspected by Bonded Systems. Nancy Triggs will send the certification to Laura Bradley so that she can forward it to the insurance company.
- Upon a motion duly made and seconded, a contract with Bonded Systems to protect the Annex from lightening in an amount not to exceed \$4,650 plus tax was approved.
- Upon a motion duly made and seconded, the 2013 Activity Calendar, which has activities through May, was approved.

- Upon a motion duly made and seconded, the installation of carpet in the large meeting room of the Annex for an amount not to exceed \$1,440 plus tax was approved.
- Mr. Gerlach recommended that the Board hold a workshop on January 7, 2013 at 4:00 pm to discuss the uses of the Annex. Bill Burdick will invite all those that will be involved in the use of the Annex to the workshop.
- Issues regarding the extension of Comcast service to the Annex were deferred to the workshop meeting on January 7.

COMMITTEE REPORTS

Elections Committee: Carol Barber handed out a packet containing the following which will be mailed out in early January:

- Schedule of Election Events
- Candidate Information
- Willingness to Serve Form
- Voter Information
- Community Association Institute Model Code of Ethics for Board Members (This is not an official BV Board document).

The Board will review the Code of Ethics for applicability to BV HOA.

Finance Committee: Carol Grisanti distributed the Finance Committee report for December. Upon recommendation of the Finance Committee, the engagement of Wrinkle Gardner for the 2012 audit and tax return in an amount not to exceed \$13,000 was approved.

Upon recommendation of the Finance Committee, the 2013 insurance program proposed by Arthur J. Gallagher Risk Management Services, Inc. in the amount of \$25,773 with the number of homes corrected to 614 was approved.

Clubhouse Committee: Karen Bishop presented a proposal for a valance or cornice board to be placed over the double doors and the windows in the ballroom. Upon a motion duly made and seconded, a cornice board in an amount not to exceed \$1,244.88 by In-House Design was approved.

Communications Committee: Thordean Campbell reported that the Communications Committee will be meeting on January 10, 2013 at 11:15 am in the Annex. Laura Bradley will invite Boaz of AMI to attend to discuss the IRIS system at the request of the board. Subsequently, the Comm. Committee will make a ~~final~~ recommendation as to either the termination or extension of the IRIS contract at the January Board meeting. RHG

Homeowner Advocacy Committee: Carol Dyson reported that there were 30 outstanding deed restriction violations. Laura Bradley recommended that she and

others with AMI that are involved with inspections meet with HAC to discuss inspection dates and procedures.

Facilities Committee: Benny Frank reported that the Facilities Committee recommended keeping Miller Pools as the pool contractor for 2013. Miller Pools is on a month to month basis. They have guaranteed their monthly rate through March. Nancy Triggs will send the Board a copy of the Miller Pool proposal.

ADDITIONAL BUSINESS

VMA Updates: no reports at this time.

BV Separation from VMA HOA Task Force report. The task force reported that the separation of HOA was nearly impossible because of the high percentage of the 3 subdivisions vote that is required and the extensive connection via the two Covenants. It also appears to be very costly. The task force considers its procedures complete and a report was in the board packet.

Clubhouse Hours Task Force: The Task Force recommends not changing the hours of the Clubhouse and revisiting this issue once the Annex is being used.

Homeowner Concern Forms: Ron Gerlach read 2 homeowner concern forms consisting of the following:

- Request for trash cans around the lake.
- Recommendation to make the hot tub into a sand box or get it fixed.

Strategic Plan: Upon a motion duly made and seconded, the Strategic Plan was approved contingent upon revisions of financial information to reflect the 2013 budget and to note those items not yet funded.

Homeowner Forum: A Homeowner Form will be held January 14, 2013 at 7:00 p.m.

Agenda Workshop: The next Agenda Workshop will be held January 19, 2013 at 10:00 am in the Club BellaVita Ballroom.

SCHEDULE NEXT MEETING

The next regular meeting of the Board of Directors is scheduled for January 23, 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 three accounts.

ADJOURNMENT

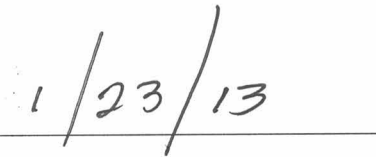
There being no further business, the meeting adjourned at 6:30 p.m.

Respectfully Submitted,


Recording Secretary



Approved



Date