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

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**DIRECTORS PRESENT**

Ron Gerlach, President  
Bill Burdick, Vice President  
Elizabeth Woods, Treasurer  
Dorothy Darden, Secretary

Cris Barrera, Director  
David Dommert, Director  
Benny Frank, Director

**IN ATTENDANCE**

18 homeowners were in attendance  
Nancy Triggs, Clubhouse Manager  
Rod Simpson, 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.

**HOMEOWNER/GUEST SPEAKER REQUESTS**

No Requests.

**ADOPTION OF AGENDA**

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

**CONSIDERATION OF MINUTES**

Upon a motion duly made and seconded, the Board meeting minutes of June 27, 2012 were approved.

**PRESIDENT'S REPORT**

Naming of the Sales Center Building. Ron Gerlach notified the Board that the sales center building was given to the Association by the developer. Mr. Gerlach recommended submitting naming of the building to the Awards Committee. The Board concurred with this action.

Ron Gerlach appointed Lyle Ganuchaux to head a task force to review and give recommendations for the operation of the gates at the time of build out of BellaVita at Green Tee.

### **TREASURER'S REPORT**

Elizabeth Woods reviewed the Treasurer's report. Ms. Woods reviewed a budget comparison for year to date for the period ending June 30, 2012, and current year-to-date comparison with 2011. As of June 30, 2012, the Association had total revenue of \$823,470 and total expenses of \$762,584 and an operating surplus of \$60,886. Ms. Woods reviewed the reserves and expenses for the year to date including pool repairs, house painting, and air conditioning replacement. She also stated that BellaVita currently has 591 homes complete as of June 30, 2012. The Board confirmed the appointment of Joan Cummings to the Finance Committee.

### **MANAGEMENT REPORT**

The managing agent reviewed his written report including an update on the age surveys status and actions taken to notify those who have not responded. It was reported that there are 499 surveys completed, 16 surveys that need additional information, and 84 that have not responded. The managing agent also reported on the IRIS notification system stating that IRIS is integrating new technology to the system.

### **CLUBHOUSE REPORT**

Nancy Triggs reviewed her written report including the following:

- Discussion of the distribution of the directories.
- Review of the coolant leak in AC unit #12 and emergency repair in the amount of \$726.14. Discussion followed concerning the repair or replacement of the unit. The decision was deferred.
- Discussion of a request to allow homeowners and non-homeowners to park vehicles in the parking lot for a three-week period for a November transatlantic cruise. Upon a motion duly made and seconded, the Board approved the parking of up to 15 vehicles, in a pre-approved area, contingent upon the organizer obtaining all required permits from vehicle owners and a liability release signed by each owner.
- Review of the need for additional gate openers. Upon a motion duly made and seconded, the Board approved the purchase of 100 units at \$25 plus tax per unit.
- Review of a potential pool leak, as water was found in an electrical line.
- Review of the calendars for August, September, October, November, and December. Upon a motion duly made and seconded, the Board approved the calendars.

### **COMMITTEE REPORTS**

Facilities Committee: Ron Gerlach and Benny Frank reviewed continuing issues with the pool and the water in the pool. The Committee will be meeting with Miller Pools to discuss the issues and options for improvements. They reported that no other items will be approved until a firm solution has been fully reviewed. Water and rust issues in the pool, and the potential refilling of the pool were discussed.

Finance Committee: Margo Green reported on the July 25, 2012 Finance Committee meeting including the following:

- Work on the Reserve Budget.

- Review the 2012 Financial Reports and issues being researched by AMI, including administrative fees and IRIS fees.
- The Villas Master Association audit and independent accountant's review received and will be reported upon by Finance Committee later.

#### **ADDITIONAL BUSINESS**

Villas Master Association Update: Bill Burdick reported on the Villas Masters Association including the following:

- The set up of a task force to review the audit and independent account's report.
- Update of the MUD board and issues involving the remote detention pond.
- Update of the Villas Master Board meeting and upcoming homeowners forum.

Homeowner Concerns: Dorothy Darden reported on the homeowner concern forms:

- Request to install security mirrors in front wall of the weight room. Referred to the Clubhouse Committee.
- Request to ban smoking on all BellaVita clubhouse grounds. Referred to the Clubhouse Committee.
- Concern regarding a diseased or dead tree. Referred to the Grounds Committee.
- Concern regarding shelves in the library. Referred to the Clubhouse Committee.
- Three Concern Forms relative to a structure in a back yard. Referred to the Board.

Concern Form Process: Benny Frank requested a change in the process for reviewing concern forms. Mr. Frank recommended a process where concern forms would come in to the President and the items referred to Board members to meet with the individual homeowners. After discussion, the Board requested Chris to draft a policy for board review and approval.

#### **SCHEDULE NEXT MEETING**

The next regular meeting of the Board of Directors was scheduled for August 22, 2012 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 following actions occurred in the Executive Session:

- The Board authorized four accounts to Red Rock Financial Services.


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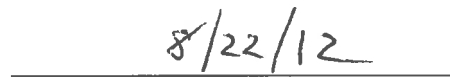
**ADJOURNMENT**

There being no further business, the meeting adjourned.

Respectfully Submitted,

  
Recording Secretary

  
Approved

  
Date