



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON MARCH 18, 2015 AT 3:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX. 77581.

DIRECTORS PRESENT

Ruth Southard, President Ron Gerlach, Vice President Carol Barber, Director
Marc Wormser, Treasurer Bill Burdick, Director

John Rodriguez, Secretary was not present.

IN ATTENDANCE

9 Homeowners were in attendance.

Tami Smith, Community Manager representing, FirstService Residential and Nancy Triggs, Clubhouse Manager were present.

CALL TO ORDER

Due notice of the meeting having been given and a quorum being present, the meeting was called to order. The President, Ruth Southard, presided and the Tami Smith assisted in recording the minutes.

ADOPTION OF AGENDA

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

CONSIDERATION OF MINUTES

Upon a motion duly made and seconded, the Board Meeting minutes from January 28, 2015 were approved.

CONSIDERATION OF ELECTRONIC VOTES

The following electronic votes were previously approved:

February 2, 2015 – Konica Minolta contract approved

February 18, 2015 – Fence contract amendment regarding cost of non-capped fence

February 18, 2015 – Approved Richard Harrison to Finance Committee

February 18, 2015 – Approved Steve Andrews to Facilities Committee

February 19, 2015 – Age restriction exception approved

February 23, 2015 – Approved door staining contract at same rate as 2014

February 26, 2015 – Authorized President to provide the Association attorney documentation for settling the dispute with Hurricane fence.

February 26, 2015 – Change electricity provider from StarTex to Reliant for three-year fixed fee contract effective April 15, 2015.

PRESIDENT'S REPORT

Ruth Southard reported that the Hurricane Fence past due amount has been paid.

Upon a motion duly made and seconded, Carlos Trevino joining the Awards committee was approved.

Upon a motion duly made and seconded, Rory Potter joining the Communications committee was approved.

Upon a motion duly made and seconded, Stephen Anderson, Joan Cummings and Walter Pasciak and Gari Lynn MacGregor (chair) joining the Finance committee was approved.

OPEN COMMENTS BY BOARD MEMBERS

Bill Burdick thanked Ruth for all of her hard work on the Board.

Marc Wormser also thanked Ruth for her contributions to the Board.

TREASURER'S REPORT

Marc Wormser reported a \$32,926 decline from previous month mainly due to fence expenses. Total assets of \$1,347,582 is a decline of \$101,181 for the fence construction. The total Accumulated Operations Deficit for the year of 2014 was \$18,355.

The Treasurer's Report was filed for audit.

Marc Wormser reported that the Finance Committee had selected Gari Lynn MacGregor as the new chair.

MANAGEMENT REPORT

Tami Smith reported that the To Do list has been completed.

CLUBHOUSE MANAGER'S REPORT

Nancy Triggs presented the report:

- A new part-time employee has been hired for the front desk.
- Electricians have been contacted to help with the conduit boxes and chandeliers.
- Signage for 55+ active adult quotes have been requested
- The fire alarm system has been inspected.

Upon a motion duly made and seconded, a quote for repainting the Clubhouse wood doors for \$2,500 from the reserve budget was approved.

COMMITTEE REPORTS

Clubhouse Committee: Upon a motion duly made and seconded, the committee recommends that the newly built bar be accepted as a permanent fixture and added to the Clubhouse inventory, was approved.

Facilities: Tom Rohwer reported on the progress of the Dumpster Enclosure and Storage Building Task Force.

ADDITIONAL BUSINESS

Tax Exemption: The question was raised as to how long the application research can be put on hold.

Compliance Policy: Carol Barber and Bill Burdick reported on the status of guidelines for enforcement of no overnight parking.

Villas Master Updates: Bill Burdick reported that Villa Verde is in the process of writing ARC guidelines.

MUD Updates: No report at this time.

Homeowner Concern Forms: No report at this time.

SCHEDULED NEXT MEETING

The Annual HOA Meeting is scheduled for March 25, 2015 at 7 P.M., with sign in beginning at 6:30 P.M. in the Club BellaVita Ballroom.

There will be a Board Organizational meeting on March 27, 2015 at 5:00 P.M.

There will be a Board Workshop on April 22, 2015 at 3:00 P.M.

The next regular meeting of the Board of Directors is scheduled for May 27, 2015 at 3 P.M.

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 Rose Award Committee recommendation of Ron Lauve as 2015 recipient was approved.

Upon a motion duly made and seconded, the On-site Manager recommendation of a merit raise for the maintenance staff was approved.

Ron Lauve, fence project committee chair and Adam Desplinter, Rockin D owner, reported on homeowner issues. Tami Smith will contact two homeowners regarding ARC applications for backyard fences.

Adam Deslinter will submit a cost for adding a CAP to gates. This would be a cost to the homeowner, if they choose.

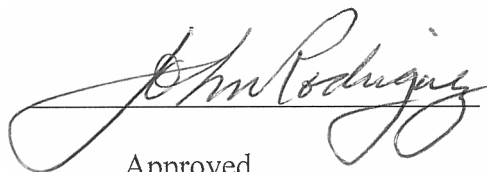
ADJOURNMENT

There being no further business, the meeting adjourned at 6:50 PM

Respectfully Submitted,



Recording Secretary



Approved



Date