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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 MARCH 21, 2012 AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX. 77581.**

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**DIRECTORS PRESENT**

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

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

(John Devereux arrived and David Dommert excused himself after the call to order)

**IN ATTENDANCE**

27 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**

None.

**ADOPTION OF AGENDA**

Ron Gerlach requested that the Treasurer's Report be moved up on the agenda to allow David Dommert to excuse himself early from the meeting. On a motion duly made, the agenda was adopted as amended.

**TREASURER'S REPORT**

David Dommert reported that for the period ending February 29, 2012, the Association had total revenue of \$269,354 and total expenses of \$218,252 and an operating surplus of \$51,102. Mr. Dommert reported BellaVita currently has 586 homes complete as of February 29, 2012.

**CONSIDERATION OF MINUTES**

Ron Gerlach requested a change to the minutes under homeowner/guest speaker requests, replacing "150" with "significant number of" regarding the stop sign petition. Also it was agreed that the minutes would include an attachment detailing the changes to the By-Laws.

On a motion duly made and seconded, the minutes of the meeting of the Board of Directors held February 22, 2012 were approved as amended.

### **PRESIDENT'S REPORT**

Appointments to Committees: Ron Gerlach recommended the appointment of Judge Glenn Chaney to the Neighborhood Watch Committee as a Consultant. On a motion duly made and seconded, the Board of Directors approved the appointment.

Confirmation of Unanimous Consent Motions: Modifications to the Bylaws as recommended by the attorney. The Bylaws have been sent to the attorney for recordation.

### **MANAGEMENT REPORT**

The managing agent reviewed his written report.

### **CLUBHOUSE REPORT**

Nancy Triggs reviewed her written report including the following:

- Review of new fees for the front gate directory software. Ms. Triggs recommended the H&R option. The Board authorized the H&R option at an annual cost of \$230.
- Cypress Creek Mosquito Control – Ms. Triggs reviewed the spraying schedule and the authorization for discretionary approval for additional sprayings. Two motions were approved. Modify the previously approved contract to change the frequency of spraying from once a week to twice a week and allow Nancy to increase the number as needed.
- April cleaning, including window cleaning, carpet cleaning, and ballroom door maintenance.

### **COMMITTEE REPORTS**

Architectural Review Committee: No report.

Awards Committee: No report.

Clubhouse Committee: No report.

Communications Committee: Nancy Triggs reported on the receipt of annual committee reports. Ron Gerlach thanked all the chairs of the committees for their submittals. Ms. Triggs stated that the IRIS contract has been forwarded to AMI's IT department for establishment.

Community Relations Committee: Carol Barber reported on the Saturday Talk session planned for 2:00 pm. Ms. Barber stated that the EMS Pearland would be reviewing DNR forms.

Elections Committee: Carol Barber reported that ballots were due today in the Library lock box. Ms. Barber reviewed the Committee's ballot count procedures to be conducted at the AMI offices.

Facilities Committee: Fred Fargo reported on the progress of the pool repair project.

Finance Committee: Margo Green reported on the activities of the Finance Committee including the discussion of the pool repair costs, the Villas Master financial issues, and BellaVita insurance coverage policies. Also a request was made for a copy of the Villa Masters insurance policy,

Grounds Committee: The Committee will be working with Brandon on a new contract that will include the specifications that are in the existing contract.

Homeowners Advocacy Committee: No Report.

Nature Reserve Committee: No Report.

Neighborhood Watch Program: Bob Stockinger reviewed the committee's report on information regarding the stop signs.

- The Committee offered special thanks to Judge Glenn Chaney for offering to act as advisor on future Neighborhood Watch Program endeavors.

#### **ADDITIONAL BUSINESS**

BV Logo on shirts: The Board discussed a request to from the BellaVita Dog Lovers group to be allowed to have BellaVita logo shirts. Upon a motion duly made and seconded, the Board approved the request.

Overnight RV/Camper Parking: The Board discussed overnight RV/Camper parking. Upon a motion duly made and seconded, the Board approved overnight RV/Camper parking for one night for loading and one night for unloading.

Getaways Group: The Board discussed requests for opening the clubhouse earlier and/or late for events. The Board referred the item to the Clubhouse Committee for recommendation.

Villas Master Update: John Devereux reported on the Villas Master Association. Mr. Devereux updated the Board on the off-site detention pond, problems with potential neighborhood incorporation, and audit of the budget methodology. Mr. Devereux stated that the annual meeting will be held on April 18, 2012.

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

- Concern regarding the placement of the new stop signs and process of approval including liability issues.
- Concern regarding parking in the front of the clubhouse.
- Concern regarding damaged curbs in section 5 and who will do the repairs.
- Concern regarding guidelines followed to approve new stop signs.
- Concern regarding subdivision viability in adding stop signs on North Riviera.

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**

The following actions occurred in the Executive Session:

The Board concurred with the continued pursuit of collection for a seriously delinquent homeowner for maintenance fees.

The Board concurred with an approach to continued pursuit of an item in a Homeowners yard which violates sections of the ARC Guidelines.

**SCHEDULE NEXT MEETING**


The next regular meeting of the Board of Directors was scheduled to be held on April 25, 2012 at 3:00 P.M. in the Club Bellavita Ballroom.

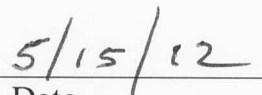
**ADJOURNMENT**

There being no further business, the meeting adjourned.

Respectfully Submitted,

  
Recording Secretary

  
Approved

  
Date