



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON APRIL 24, 2013 AT 3:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX. 77581.

DIRECTORS PRESENT

Ruth Southard, President Ron Gerlach, Vice President Bill Burdick, Director
Benny Frank, Director Wayne Johnson, Secretary
Marc Wormser, Treasurer David Dommert, Director

IN ATTENDANCE

16 Homeowners were in attendance

Laura Bradley, representing the Managing Agent, Association Management, Inc., and Nancy Triggs, Clubhouse Manager were present.

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, Ruth Southard, 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 corrected.

CONSIDERATION OF MINUTES

Upon a motion duly made and seconded, the Board Meeting minutes of March 20, 2013 were approved as corrected. Upon a motion duly made and seconded, the Annual Homeowner's Meeting minutes of March 27, 2013 were approved. Upon a motion duly made and seconded, the Organizational Meeting minutes of March 28, 2013 were approved as corrected.

It was noted that a unanimous approval was received electronically on April 9, 2013 for new operator loops for both exit gates in an amount not to exceed \$870.

PRESIDENT'S REPORT

Ruth Southard's report included the following:

- An address to the homeowner's present.
- Committee Changes and new board liaisons.

- Upon a motion duly made and seconded, the updated list of BellaVita HOA Committee members and Board Liaisons was approved.
- The Block Captains will be distributing to the community on May 9, 2013.
- The deadline for having articles published in The Buzz is May 14, 2013.

TREASURER'S REPORT

Marc Wormser reviewed the March 31, 2013 financial report. As of March 31, 2013, the Association had total revenue of \$419,033 total expenses of \$390,467 and an operating surplus of \$28,565.43 resulting in an accumulated operating fund balance of \$516,121.18. The Association also had a reserve fund balance of \$1,209,296.97.

MANAGEMENT REPORT

Laura Bradley reviewed her written report which included the following:

- March Action Item Report
- Ms. Bradley will set appointments with the banks for Board members to sign bank cards on May 6th and May 7th. The following Board members have been authorized as signatories on all bank accounts:
 - Ruth Southard, President
 - Ron Gerlach, Vice President
 - Marc Wormser, Treasurer
 - Wayne Johnson, Secretary
- The ARC and Delinquent Status report. These were tabled for Executive Session.

CLUBHOUSE REPORT

Nancy Triggs reviewed her written report which included some of the following:

- Upon a motion duly made and seconded, interior and exterior cleaning of all the windows in the Clubhouse in an amount not to exceed \$703.60 and The Annex in an amount not to exceed \$360 by A+ Window Washing was approved.
- Upon a motion duly made and seconded, replacing 4 air conditioning units in the Clubhouse and 2 air conditioning units in The Annex in a total amount not to exceed \$59,961.84 by G & W Service Co. was approved.
- Upon a motion duly made and seconded, replacing the inoperable starter box located near the pool house in an amount not to exceed \$875 plus tax by R & B Electric was approved.

COMMITTEE REPORTS

ARC: Upon a motion duly made and seconded, the Homeowner Project Approval Process Chart was approved.

Clubhouse: Upon a motion duly made and seconded, putting solar screens on all of the windows that are not already covered in The Annex in an amount not to exceed \$1,234 by Energy Savers was approved.

Finance: Carol Grisanti distributed the Finance Committee report for March. Laura Bradley will send the Finance Committee her monthly variance report.

Task Force

- Upon a motion duly made and seconded, the Board approved a request for proposals on pavement marking at the front gate, parking lot and sidewalk crossings.
- Upon a motion duly made and seconded, leaving the visitor gate open on the 2013 Holidays of Mother's Day, Father's Day, Memorial Day and 4th of July for the intent of observing and reporting on the impact was approved.

ADDITIONAL BUSINESS

VMA Updates: Bill Burdick reported that the Villas Master Homeowner's Elections and Annual Meeting had been held. The Board consists of 2 Villa Verde Directors, 2 Villa D'Este Directors, and 4 BellaVita Directors. The 2013 Officers are:

- Bill Burdick, President
- C.W. Sparks, Vice President
- Salman Khan, Treasurer
- Ron Gerlach, Secretary

A Villas Master Homeowner's Forum has been scheduled for 6:00 p.m. on June 11, 2013 at the BellaVita At GreenTee Clubhouse.

Homeowner Concern Forms: The following homeowner concern forms were received:

- Request for fence replacement – referred to Facilities Committee
- Having a security buzzer on the front doors of the Clubhouse – referred to Clubhouse Staff
- Uneven ramps at curbside mailboxes – referred to Facilities Committee
- A homeowner's alarm box keeps beeping – issue resolved
- No resolution on Clubhouse sound system – referred to Clubhouse Staff.

SCHEDULE NEXT MEETING

The next regular meeting of the Board of Directors is scheduled for May 22, 2013 at 3:00 P.M. in the Club BellaVita Ballroom. There will be a Strategic Planning Workshop at the Remax Realtors office on June 15, 2013 at 8:30 a.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

The Board discussed delinquent assessments and the comparison of the By-Laws, Covenants and deed restriction letters.

Upon a motion duly made and seconded, renewing the contract with Scott Williams, Attorney at Law representing Red Rock Financial Services for 2013 was approved.

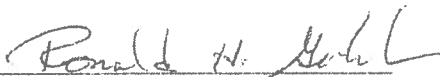
ADJOURNMENT

There being no further business, the meeting adjourned at 5:20 p.m.

Respectfully Submitted,



Recording Secretary



Approved

_____ 4/30/2013

Date