



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

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

46 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

The President recognized the following individuals:

- Denise Barberis – addressed opposition to the placement of new stop signs and requested later meeting times.
- Raj Natarajan - addressed issues of new stop signs, parking issues for bus trips, publication of election results, and general apathy of the neighborhood.
- Donna Ferreri – addressed opposition to the placement of new stop signs.

Ron Gerlach addressed the election results and notice of MUD Board meetings and MUD Board member names and instructed they be put on the website.

ADOPTION OF AGENDA

Ron Gerlach stated a clarification of 11.4 to read Employee Salaries and 3.2 Board Meeting Minutes should read March 21, 2012 Board Meeting. On a motion duly made, the agenda was adopted as amended.

CONSIDERATION OF MINUTES

On a motion duly made and seconded, the following minutes were approved.

- February 15, 2012 Special Meeting.
- March 21, 2012 Board Meeting

- March 28, 2012 Annual Meeting
- March 29, 2012 Board Organization Meeting

PRESIDENT'S REPORT

Committee Confirmations for FY 2012: Ron Gerlach presented the 2012 BellaVita HOA Committee members and Board contacts with amendments including the following:

- Ron Gerlach added as Board Contact for the Community Relations Committee.
- Moved the Neighborhood Watch program under the Community Relations Committee.
- Judge Glenn Chaney was a consultant to the Neighborhood Watch Committee and continues as same for the Community Relations Committee.
- Bennie Frank added as Board Contact for the Facilities Committee.
- Margo Green added as Chair of the Finance Committee.
- Elizabeth Woods added as EX-Officio and Board Contact for the Finance Committee.
- Ruth Cheek was added to the Finance Committee.
- Linda Kuhn and Ondree Kuhn were added to the Homeowners Advocacy Committee

There being no objections, the Committee Members and Board Contacts with amendments were confirmed.

Confirmation of Unanimous Consent Motions: The following items were confirmed:

- Pro Maxima PO for \$5,162.44 for leg lift and treadmill.
- Contract Modification for \$1,750 for the spa steps.

Gift of a Large Golf Cart from Village Builders: Ron Gerlach reviewed the proposed gift from Village Builders of a used large golf cart. Upon a motion duly made and seconded, the Board accepted the Gift.

New Task Forces: Ron Gerlach proposed two task forces to review the following issues.

- BellaVita HOA separation from the Villas Master HOA. Members to be Margo Green, facilitator, John Devereux, Jim Thompson, and Judge Glenn Chaney.
- Joint BellaVita/Villas Master task force to review retention pond issue and repair analysis. Members to be Fred Fargo, chair, Marc Wormser, Bill Burdick, Jim Moore, David Southard, and a Villas Master Board representative.

Upon a motion duly made and seconded, the Board approved the formation of the task forces.

Parking Problems for Group Trips: Ron Gerlach discussed with the Board the two upcoming long term trips. There was Board consensus to have events coordinate with each trip. Upon a motion duly made and seconded, the Board accepted the first trip, with office registration of vehicles, and parking at the far end of the parking lot. Staff would coordinate with the clubs and publicize requirements.

Support of May 5th Party: Ron Gerlach discussed with the Board the request for a contribution of \$1,000 for a joint Pool re-opening and Cinco de Mayo party. After Board discussion, the motion was defeated.

TREASURER'S REPORT

Elizabeth Woods presented the Treasurer's report. Ms. Woods reviewed a budget comparison for year to date for the period ending March 31, 2012, and current year to date comparison with 2011. As of March 31, 2012, the Association had total revenue of \$403,587 and total expenses of \$355,469 and an operating surplus of \$48,117. Ms. Woods reported BellaVita currently has 588 homes complete as of March 31, 2012. Ms. Woods reported on the status of the audit and the submittal of the Federal income tax return extension. She also reported that, as a result of transition of treasurers, she has resumed the practice of reviewing payments of \$5,000 or more before payment is made. Ms. Woods recommended that the Board authorize payments based on percentage completion of the painting contract; however, based on information from the clubhouse manager that no interim payments would be required, no action was taken.

MANAGEMENT REPORT

The managing agent reviewed his written report including an update on the age surveys and a test of IRIS.

CLUBHOUSE REPORT

Nancy Triggs reviewed her written report including the following:

- Review of three AC estimate options for Unit #13. After review and upon a motion duly made and seconded, the Board approved option #1 to reuse one of the units that was removed from a previous install at a cost of \$1,643.
- Review of the treatment for algae in the small lake.
- Notice of the start of the painting project for 2012.
- Notice of the upcoming primary election and the use of the arts and craft room.
- Review of the Calendars for May through August. Upon a motion duly made and seconded the Calendars were approved.
- Review of the need to replace the fitness center bike. The item was sent to the Clubhouse Committee for recommendation.

COMMITTEE REPORTS

Finance Committee: Margo Green reported on April 20, 2012 Finance Committee meeting. The Committee recommended the BellaVita Finance Committee Mission Statement for adoption. Upon a motion duly made and seconded, the Board approved the Mission Statement.

Tom Green presented a summary of the Business Insurance for 2012. The managing agent will follow up with the insurance agent to adjust the building addresses and obtain the certificate of insurance.

Architectural Review Committee: No report.

Awards Committee: No report.

Elections Committee: Carol Barber reported on requests for the number of votes received for the election, and that this information will be put on the website.

Community Relations Committee: Carol Barber reported the Saturday Talk session planned for Saturday, June 2, 2012 will be on severe storm preparedness. This will be the last Talk Session for 2012. Ms. Barber welcomed the neighborhood watch program and will report on new items for the program at a later time.

Communications Committee: Thordean Campbell reported on the BellaVita Directory and recommended an order of 650. We will receive 358 at no charge, and will be charged \$1,180 for an additional 292, so that each household receives a copy. After discussion of costs and upon a motion duly made and seconded, the Board approved the expenditure. Ms. Campbell also reported on the 1-year anniversary of the newsletter. The managing agent notified the Board of a newsletter company that offers services at no cost. The managing agent stated he would present some information to the Committee.

Facilities Committee: Fred Fargo reviewed the Committee's report on the pool repair project and cost overruns. Mr. Fargo reviewed needed repairs to the pool lights, heaters, and plumbing. Mr. Fargo also reviewed additional work that was needed for the deck stabilization and a total estimated repair cost for the deck and pool repair project of \$134,853.53.

The Committee recommended approval of an additional amount not to exceed \$10,000 (for a total of \$120,000) for repairs for the pool lights, heaters and plumbing work completed by Miller Pools. Upon a motion duly made and seconded, the Board approved the expenditure.

The Committee recommended a total cost of \$16,411.78 for the deck stabilization performed by Uretek. Upon a motion duly made and seconded, the Board approved the expenditure.

Clubhouse Committee: Nancy Triggs reviewed a proposal for two televisions, wall mounts, and installation for the workout room. The Committee recommended approval of a proposal for \$2,786.45. Upon a motion duly made and seconded, the Board denied the motion and directed the Committee to research placing one larger, maybe 46", television in the workout room.

Grounds Committee: No Report.

Homeowners Advocacy Committee: Carol Dyson reported on the activities of the HAC and thanked new and old members for their service. It was reported that notices of the submittal of the age surveys needs to go in the newsletter and be placed on the website.

Nature Reserve Committee: No Report.

Neighborhood Watch Program: No Report. Program is now under the Community Relations Committee.

ADDITIONAL BUSINESS

Workshop Dates: Ron Gerlach reported on the need to hold workshops for the Board. The following workshop dates were confirmed.

- Fence Workshop to be held on May 21, 2012.
- Strategic Planning Workshop to be held on July 21, 2012.
- Homeowners Forum to be held May 14, 2012.

Approval of Belle's revised Governing Documents: Ron Gerlach presented the revised BellaVita Belles Club Guidelines for Conducting an Event, Duties of Officers, and amended Mission Statement and By-Laws. Upon a motion duly made and seconded, the Board approved the revised governing documents.

Stop Sign Study Proposals: Elizabeth Woods reviewed proposals for intersection evaluations by traffic engineering companies. Ms. Woods recommended a proposal from Traff Data & Associates at a cost of \$3,200. After discussion and upon a motion duly made and seconded, the Board denied approval of the intersection evaluation proposal. After further discussion regarding a survey of homeowners, the Board agreed to conduct a survey to be prepared by Ms. Woods and sent to all board members by email for concurrence of wording and format, then be distributed to all households by block captains.

Villas Master Update: Bill Burdick reported on the Villas Master Association. Mr. Burdick updated the Board on the off-site detention pond and discussions with the MUD Board, the annual meeting held on April 18, 2012, and the anticipated report from the auditor on the budgeting methodology of the Master Association.

Homeowner Concerns: Dorothy Darden reported that she had received the following homeowner concerns.

- Concern regarding the dead palm tree along Scarsdale Boulevard.
- Concern regarding termites in the mulch used in front yards.
- Concern regarding the condition of plants at South Riviera and Tuscany.

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. The Board discussed alternative approaches to reviewing complaint forms.

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 on employee salaries for 2012.

The Board concurred with the continued pursuit of collection for a seriously delinquent homeowner for maintenance fees and gave direction to forward to Red Rock Financial Services.

The Board voted to waive a portion of the fines regarding a Homeowner's ARC violation, dependent upon certain conditions to be met by the homeowner..

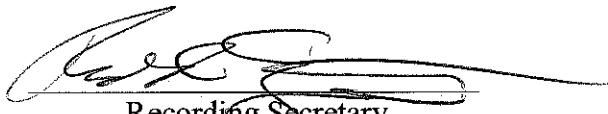
SCHEDULE NEXT MEETING


The next regular meeting of the Board of Directors was scheduled to be held on May 23, 2012 at 3:00 P.M. in the Club Bellavita Ballroom.

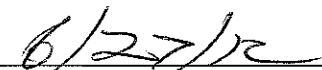
ADJOURNMENT

There being no further business, the meeting adjourned.

Respectfully Submitted,


Recording Secretary


Approved


Date