



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON JUNE 27, 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

38 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

After discussion and upon a motion duly made and seconded, the Board meeting minutes of April 25, 2012 were approved as amended. Upon a motion duly made and seconded, the Board meeting minutes of May 23, 2012 were approved.

PRESIDENT'S REPORT

Repair of Well Water Pump. After discussion, the Board voted to approve the repairs to the well water pump system in the amount of \$5,814.49.

Ron Gerlach reported that there had been some complaints regarding solicitors. Mr. Gerlach emphasized that solicitations are not allowed in BellaVita. He also stated that BellaVita is

a private residential development and that all facilities, including the clubhouse, are private facilities.

TREASURER'S REPORT

Elizabeth Woods reviewed the Treasurer's report. Ms. Woods reviewed a budget comparison for year to date for the period ending May 31, 2012, and current year-to-date comparison with 2011. As of May 31, 2012, the Association had total revenue of \$680,732 and total expenses of \$608,941 and an operating surplus of \$71,790. Ms. Woods stated that the budget for reserves assumes \$477,715, including pool repairs, house painting, and air conditioning replacement. Costs have exceeded budget for some items, but some items may not be done this year, which could result in reserve expenses trending close to target for the year. She also stated that BellaVita currently has 591 homes complete as of May 31, 2012. Ms. Woods reported the 2011 audit completed, approved, and placed on the website.

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. The managing agent also reported on the IRIS notification system, input of preference forms, and the scheduled test on July 10, 2012.

CLUBHOUSE REPORT

Nancy Triggs reviewed her written report including the following:

- The river pump is down and Lake Management will be looking at the repairs needed.
- The painting project for 2012 is almost complete. Punch list review and final walk through will be done in the following week.
- The Pictorial Directory was received and is being distributed.
- A proposal to add a third breaker to the pool lights to transfer some of the load to the additional breaker. Upon a motion duly made and seconded, the Board approved the installation of the breaker by Express Electrical Services, Inc. at a cost of \$972.09.
- Consideration of selling both golf carts and purchasing a newer one designed for the needs of maintenance. Affordable Golf Carts has offered a \$3,900 credit for both of the current carts and a new one customized for maintenance would be \$5,000, less credit, plus tax and includes a six month warranty. After discussion and upon a motion duly made and seconded, the Board approved the trade-in and an expenditure of \$1,100, plus tax.

COMMITTEE REPORTS

Community Relations Committee: Carol Barber reported on the annual severe storm/hurricane preparedness meeting that will be held on Saturday, June 30 at 2 PM.

Facilities Committee: Fred Fargo reported that the Committee is investigating the purchase of a storage container for storage of pickets, the new golf cart and various other items. Estimated cost would be between \$2,000 to \$4,500. The committee was reminded to arrange for Architectural Review Committee review as part of their investigation.

Mr. Fargo reported on the request for proposals for the exterior painting maintenance program for the next three years. The scope of work was reviewed and included 81 homes for 2013, 60 homes for 2014, and 50 homes for 2015. Mr. Fargo reviewed the three bids and recommended a test house be completed by R. S. Painting, Inc. for review of the quality of work. The Board requested confirmation that the company is bonded and insured. Upon a motion duly made and seconded, the Board approved an expenditure of \$1,225 for the test house.

Mr. Fargo reported that streets and curbing will be analyzed, and bids and the timing of the improvements will be researched. Mr. Fargo also reported on obtaining bids for the pool area lighting upgrade.

Mr. Fargo reported on the bacterial rust issue in the pool. He stated that the rust with bacteria is in the water and when the water is chlorinated the bacterium dies and the rust remains. Miller Pools is currently conducting a cleaning.

Finance Committee: Margo Green reported on the June 27, 2012 Finance Committee meeting including the following:

- Work on the Reserve Budget.
- Review of the Villas Master Association organization, governing documents, and insurance.
- Discussion of the May financials.
- Reminder to the Board of notification requirements of unbudgeted expenditures over \$5,000.

ADDITIONAL BUSINESS

Homeowner Concerns: None Reported. Benny Frank requested that the process for homeowner concern forms be placed on the next agenda for review and discussion.

Stop Sign Survey Updates: Ron Gerlach reviewed the summary of the Traffic Sign Survey including the survey implementation plan, generalized comments on the survey sheets, and survey observations.

Elizabeth Woods reported on the resulting data of the survey and reviewed color-coded maps representing each sign, drive thru, and corresponding data. Ms. Woods reported that 61% of homeowners responded and a majority of those supported the removal of the stop signs, as follows:

	Sign 1	Sign 2	Sign 3
Stay	88	89	90
Remove	208	211	155
No preference	54	50	99
Total	350	350	344

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The report presented to the Board and homeowners is enclosed as an attachment and may be viewed on the BellaVita web page under BVHOA board tab.

Ron Gerlach reviewed the traffic issues disposition and potential improvements statements. The Board referred said items to the Facility Committee to review and return to the Board with recommendations.

Board discussion included those homeowners who did not respond to the survey; traffic safety issues; the Riviera at South Capri map; total survey counts; no impact from weighted counts; traffic engineering surveys; traffic calming devices; and specific actions on each sign.

A motion was duly made and seconded to remove all three stop signs. The motion failed by a majority vote of the Board (Elizabeth Woods approved and one member abstained).

Upon a motion duly made and seconded, the Board approved that the stop sign at North Riviera and South Capri remain (Elizabeth Woods voted no and one member abstained).

Upon a motion duly made and seconded, the Board approved the removal of the stop sign at North Riviera and East Capri (one member abstained). The Board discussed providing notice at the site prior to removal.

A motion was made for the stop sign at South Venice and South Lago Vista to remain in place. The motion died for lack of a second.

A motion was duly made and seconded to remove the stop sign at South Venice and South Lago Vista. The motion failed by a majority vote of the Board (Elizabeth Woods approved).

The Board thanked Elizabeth Woods for her extensive work on the survey tabulations.

Actual details are shown on attachment hereto.

SCHEDULE NEXT MEETING

The next regular meeting of the Board of Directors was scheduled to be held on July 25, 2012 at a special time of 6:00 P.M. in the Club Bellavita Ballroom. A strategic planning meeting was scheduled for Saturday, July 21, 2012 at Space Center ReMax.

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

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The following actions occurred in the Executive Session:

The Board authorized a Board member to meet with a homeowner regarding fines which had been assessed for a deed restriction issue.

The Board also discussed the MaxTrac Reports. AMI was asked to research and respond on a method of restricting that information to a need-to-know basis only.

ADJOURNMENT

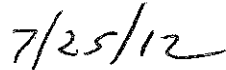
There being no further business, the meeting adjourned.

Respectfully Submitted,

Recording Secretary



Approved



Date