



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

Director's Marc Wormser and David Dommert were unable to attend.

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 May 22, 2013 were approved. There was an electronic vote held and approved on June 14, 2013 to waive fees and an electronic vote held and approved on July 1, 2013 regarding traffic laws.

PRESIDENT'S REPORT

Ruth Southard's report included the following:

- Thanking the Veteran's Group for the new flags in the Annex meeting room
- Strategic Planning Workshop
- Upcoming workshop regarding the 2014 Operating and Reserve Budget
- Committee appointments for approval. Upon a motion duly made and seconded, the appointment of Jan Dow, Pat Speer, Nancy Alexander to the CRC; Linda Sanders to the Communications Committee, and Don Jensen to the Finance Committee was approved.

- There are now 3 BellaVita homeowners represented on the MUD #18 Board with the appointment of Ron Gerlach.

TREASURER'S REPORT

Ruth Southard reviewed the Treasurer's Report in Marc Wormser's absence. Mrs. Southard reviewed the June 30, 2013 financial report. As of June 30, 2013, the Association had total revenue of \$855,376.73 total expenses of \$832,557 and an operating surplus of \$22,819.73 resulting in an accumulated operating fund balance of \$538,983.26. The Association also had a reserve fund balance of \$1,147,915.91.

MANAGEMENT REPORT

Laura Bradley reviewed her written report which included the following:

- May Action Item Report
- 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, using Network Solutions for website services on a monthly basis for a yearly amount of \$452.97 and a monthly amount of \$6.99 for a mobile application was approved.
- Upon a motion duly made and seconded, the remaining 2013 calendar of activities was approved.
- Upon a motion duly made and seconded, usage of the Board wireless microphones for the TEC Talent Show was approved with the understanding that Nancy Triggs would be present to manage them.

COMMITTEE REPORTS

CRC: The City of Pearland has created an ordinance to enforce traffic rules. On July 22, 2013 Ordinance 1487 extended the traffic rules enforcement to include privately owned streets. The City of Pearland will be surveying signage in BellaVita and will then prepare an evaluation for BellaVita Board review. The second reading of the ordinance will be held on August 12, 2013.

Elections: Carol Barber distributed the 2014 Schedule of Election Events. Upon a motion duly made and seconded, the 2014 Schedule of Election Events was approved.

Facilities: Upon a motion duly made and seconded, replacing 160 joints in the walkway around the lake in an amount not to exceed \$5,300 plus tax was approved. 50% will be paid up front and the remainder to be paid when the work is completed.

Upon a motion duly made and seconded, allowing funds in an amount not to exceed \$1,000 to purchase materials for replacing the rusted bottoms of the pool wrought iron fence was approved.

Task Force: Upon a motion duly made and seconded, adopting a policy to leave the visitor gates open on BellaVita specified holidays during the day from 7:00 a.m. to 7:00 p.m. was approved. The holidays are: New Year's Day, Easter, Mother's Day, Father's Day, July 4th, Labor Day, Thanksgiving, Christmas Eve and Christmas Day.

Upon a motion duly made and seconded, accepting a maintenance agreement with quarterly billing in an amount not to exceed \$433 for the front gates by H & R Operator Service was approved.

ADDITIONAL BUSINESS

VMA Updates: Bill Burdick reported that a budget committee consisting of representatives from BellaVita, Villa D'Este and Villa Verde will be meeting to prepare the 2014 Villas Master budget.

Mr. Burdick will be creating a letter that will notify owner's along Scarsdale that any vegetation hanging over the cement fence will be sprayed in order to eliminate the overgrowth. FirstService Residential will mail the letter.

MUD Updates: Ron Gerlach reported that the 17 ponds within the MUD #18 are scheduled to be desilted.

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

- The need for access to the restrooms from the gym
- Foul smelling water from the faucets in an owner's home
- Use of an owner's water and electricity by a paint contractor
- A vehicle being stored in an owner's driveway

SCHEDULE NEXT MEETING

The next regular meeting of the Board of Directors is scheduled for September 25, 2013 at 3:00 P.M. in the Club BellaVita Ballroom. There will be a Homeowner's Forum at 7:00 p.m. on August 5, 2013 and a Board Workshop is scheduled for August 28, 2013.

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

During Executive Session the Board discussed procedures for handling delinquent accounts. The Board agreed to allow FirstService Residential to waive late fees and finance charges up to three months if delinquent owners paid their owed assessments in full within 7 days of being notified.


ADJOURNMENT

There being no further business, the meeting adjourned at 5:40 p.m.

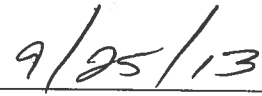
Respectfully Submitted,



Recording Secretary



Approved



Date