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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 MAY 22, 2013 AT 3:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX. 77581.**

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**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**

22 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 April 24, 2013 were approved.

It was noted that a unanimous approval was received electronically on May 3, 2013 for power-washing The Annex by A1 Cleaning in the amount of \$633.26.

**PRESIDENT'S REPORT**

Ruth Southard's report included the following:

- An address to the homeowner's present.
- Job of the Directors
- Announcement that Board Meetings will be held every other month and that on alternate months the Board would have workshop sessions with committee chairs present as needed.

- Committee Changes:
  - BellaVita Committee Chair email addresses have been created to help residents contact them.
  - John Rodriguez has resigned from the Clubhouse Committee and Mike Sanders will be taking his place.
  - Ann Weiss has resigned as a member of HAC, Carol Dyson has resigned as chair of HAC.
  - The By-Laws require a minimum of three members on a committee. The HAC Committee only has two members. Upon a motion duly made and seconded, integrating the HAC into the CRC was approved.

### **TREASURER'S REPORT**

Marc Wormser reviewed the April 30, 2013 financial report. As of April 30, 2013, the Association had total revenue of \$559,707.85 total expenses of \$517,354.51 and an operating surplus of \$42,353.34 resulting in an accumulated operating fund balance of \$516,163.53. The Association also had a reserve fund balance of \$1,216,805.07.

The Board tabled a motion to consolidate BellaVita Bank accounts into two or three banks until additional information could be obtained.

### **MANAGEMENT REPORT**

Laura Bradley reviewed her written report which included the following:

- April 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, allowing an amount up to \$500 for website renewal of 3 years including \$5.99 per month and for a mobile app by Network Solutions was approved. The mobile app will be reviewed in September.
- Upon a motion duly made and seconded, replacing the spa blower by Miller Pools in an amount not to exceed \$1888.96 was approved.
- Upon a motion duly made and seconded, having a check payable to Nancy Triggs in the amount of \$200 for cash payment of Memorial Day Pool Monitors was approved.
- A motion for approving up to \$4,400 for striping the Clubhouse Parking lot was tabled for Don Jensen's report from the Task Force Committee.

### **COMMITTEE REPORTS**

ARC: Upon a motion duly made and seconded, modifying the Home Improvement Application to include verbiage requiring a \$5,000 deposit for construction projects including pools and a place for including an email address was approved.

Upon a motion duly made and seconded, revising the ARC Guidelines C.12.h to read "A \$5,000 deposit check is required with the submission of the approval application to ensure that if the homeowner's contractor damages any common area or a neighbor's property, it is restored to the original condition."

Clubhouse: Upon a motion duly made and seconded, the recommendation to purchase commercial grade tables and chairs for The Annex in an amount not to exceed \$10,333.02 was approved.

CRC: There is a consensus that the CRC will explore the process of the City Of Pearland enforcing traffic laws within the BellaVita At GreenTee Association.

Finance: Carol Grisanti distributed the Finance Committee report for April which included some of the following:

- David Dommert recommended the continuation of the current insurance coverage with AMI after researching other insurance companies and their rates.
- Marc Wormser and AMI are looking into the possibility of consolidating some of the bank accounts.
- The draft of the BellaVita audit has been received and it appears that there are no major issues.
- Joan Cummings will be heading up the 2013 Reserve Study.

#### Gate Task Force

- Upon a motion duly made and seconded, the installation of new signage by Hardman Signs in an amount not to exceed \$2112.53 was approved.
- Upon a motion duly made and seconded, striping the Clubhouse Parking lot, the entry gate area, and sidewalk crossings in an amount not to exceed \$4,400 and allowing the Task Force Committee to pick the contractor for that job was approved. The sidewalk crossing portion will be postponed pending the traffic review by the City of Pearland.
- Upon a motion duly made and seconded, replacing the existing Door King receivers in an amount not to exceed \$496.40 by H & R Operators was approved.

#### **ADDITIONAL BUSINESS**

VMA Updates: Bill Burdick reported that the Villas Master Homeowner's Forum has been rescheduled for 6:30 p.m. on June 18, 2013 at the BellaVita At GreenTee Clubhouse.

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

- Changing the golf course into a putt putt golf course.
- Gates were not open for garage sales
- 4 concern forms not in favor of leaving gates open on holidays
- Uneven curb area near mail box
- Request for information regarding a homeowner's request to have fence replaced

#### **SCHEDULE NEXT MEETING**

The next regular meeting of the Board of Directors is scheduled for July 24, 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.

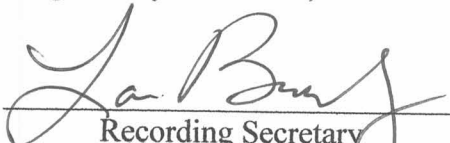
**RECONVENE OPEN SESSION**

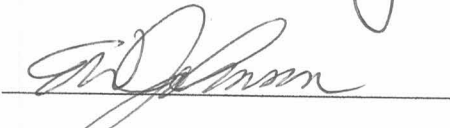
The Board discussed delinquent assessments and homeowner accounts with late fees. The Board agreed to send the delinquent accounts to Red Rock and waive the late fees of owners that have paid their assessments in full.

**ADJOURNMENT**

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

Respectfully Submitted,

  
Recording Secretary

  
Approved

9/19/13  
Date

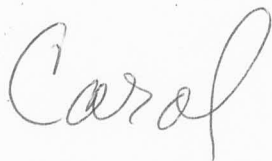
May 6, 2013

To the BellaVita HOA Board of Directors

After much contemplation I regret to inform you that I can no longer serve as Chairlady of the Homeowners Advocacy Committee.

This is a very important committee that supports the residents of BellaVita, and it needs to reassess its direction and goals.

Thank You

A handwritten signature in cursive script that reads "Carol".

Carol Dyson

April 24, 2013

To Bella Vita HOA Board of Directors

Please accept this as my letter of resignation as a member of the Homeowners Advocacy Committee.

I have served on this committee for five years, including two as Chairperson, and believe it is time for new people to serve.

My time and attention are better served in other areas at this time.

A handwritten signature in cursive script that reads "Ann Weiss". The signature is written in black ink on a white background.

Dr. Ann Weiss

1303 Palermo

Pearland, TX 77581