



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON MARCH 19, 2014 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 was unable to attend.

IN ATTENDANCE

31 Homeowners were in attendance

Laura Bradley representing the Managing Agent, FirstService Residential., and Nancy Triggs, Clubhouse Manager were present.

HOMEOWNER/GUEST FORUM

Homeowner Carol Dyson discussed the schedule and services provided for yard maintenance.

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 January 22, 2014 and the Special Meeting Minutes of March 12, 2014 were approved. Electronic votes held and approved in March of 2014 were as follows:

- Award contract to Peterson-Dean to replace the Annex roof with Monaco shingles at a cost of \$19,127.
- To accept the quote from Katy-Memorial to clean the tile roofs on the clubhouse, Gatehouse, and bell tower at a cost of \$5196.
- To replace the east lake fountain at a cost of \$7544.62, using existing light ring. The warrantee is for 5 years.

PRESIDENT'S REPORT

In this the last general board meeting of the term, the President acknowledged the service of the board members and particularly recognized the services of Wayne Johnson as Secretary in getting workshop notes and board summaries posted for homeowners in a timely manner.

The following committee appointments were approved by the Board:

- Communications Committee – Rosemary Trevino
- Nature Reserve – Bob Dennett, chair; Larry Alvarez remains on committee
- Finance Committee – Chuck Seymour, Insurance consultant
- Fence Task Force – Thom Paterno, Cecil Ellis, Ruben Castillo, Jeff Glatzer, Carlos Trevino, Gene Reddell

TREASURER'S REPORT

Marc Wormser reviewed the January and February 2014 financial reports. As of February 28, 2014, the Operating Fund was \$565,500; Accounts Receivable was \$20,000, Prepaid Expenses were \$25,400; and the Replacement Fund was \$1,892,000 giving a total of \$1,892,000 in Total Assets. Total Liabilities & Equity was \$1,892,000.

The treasurer's Report was filed for audit.

MANAGEMENT REPORT

Laura Bradley held her report for Executive Session.

CLUBHOUSE REPORT

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

- Upon a motion being duly made and seconded, repairing the river flow pump by R & B Electric in an amount not to exceed \$947.12 was approved.
- The April through August Activity Calendar was accepted.
- Ms. Triggs will try once more to utilize Network Solution's mobile app. However, Ms. Triggs will cancel the service if the system is unable to provide the functionality.
- Upon a motion duly made and seconded, the continuation of having Board Meetings every other month for the rest of the year was approved.

COMMITTEE REPORTS

ARC: Jim Moore presented the Architectural Review Committee's recommendation for the consideration of a phased approach to create storage of community project construction materials. The Facilities Committee will consider appointing a Task Force for the implementation of this project. Benny Frank agreed to chair the Task Force. Ruth Southard recommended asking previous Task Force members if they would be interested in providing assistance. Ms. Southard will forward the list of previous Task Force members to Laura Bradley.

Mr. Moore noted that he had not been receiving copies of all applications, denial letters, and approval letters from FirstService Residential. Ms. Bradley will contact the appropriate departments to ensure that they send them.

Task Force: Ron Lauve gave a progress report on the status of the fence replacement project and thanked all of the Task Force members for the time and work they have provided. A date of April 26th for a Homeowner Forum was discussed. Ruth Southard recommended that the Fence Task Force be contacted to see if that date works for them. The Board will consider the fence replacement proposals presented at a later time. Ron Gerlach recommended CD's from the reserve account be used as collateral for funding the project which would result in significant savings in interest.

ADDITIONAL BUSINESS

Villa Master Update: Bill Burdick announced that the bid proposals had been received and the power washing of the concrete fence along Scarsdale would be cleaned in its entirety, including community entrances, within the next month.

MUD Update: Early voting for MUD Board elections will be held at BellaVita April 28th through March 6th. Regular voting will be held on May 10th. Mr. Burdick recommended notifying Villa Verde and Villa D' Este owners.

Homeowner Concern Forms: Several Homeowner concern forms were reviewed and assigned to the proper committees for action.

Important dates:

March 19th – Ballots due

March 26, 2014 Annual Homeowner's Meeting 7:00 p.m.

SCHEDULED NEXT MEETING

The next regular meeting of the Board of Directors is scheduled for May 28, 2014 at 3:00 P.M. in the Club BellaVita Ballroom.

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

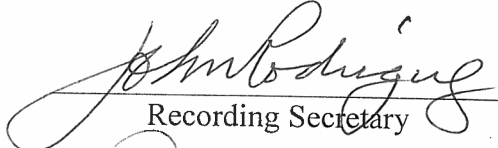
The Board discussed the following topics:

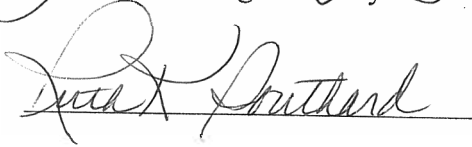
- Approved the ROSE Award recipient as presented by the Awards Committee
- Accepted the staffing plan for the facilities manager
- Approved merit raises for the staff as proposed by the Clubhouse Manager
- Reviewed performance evaluation of Clubhouse Manager and approved bonus
- Considered three individual homeowner issues
- Authorized the exploration of feasibility of a homeowner donation

ADJOURNMENT

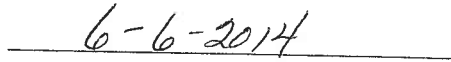
There being no further business, the meeting adjourned at 6:17 p.m.

Respectfully Submitted,


Recording Secretary



Approved



Date