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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 SEPTEMBER 23, 2015 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      Marc Wormser, Treasurer  
Bill Burdick, Director      John Rodriguez, Secretary      Billy Potter, Director  
Carol Barber, Director

**IN ATTENDANCE**

31 Homeowners were in attendance.

Tami Smith, Community Manager representing, FirstService Residential and Nancy Triggs, Clubhouse Manager were present.

**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 Tami Smith assisted in recording the minutes.

**ADOPTION OF AGENDA**

Upon a motion duly made and seconded, the agenda was accepted as revised.

**CONSIDERATION OF MINUTES**

Upon a motion duly made and seconded, the Board Meeting minutes from July 22, 2015 were approved.

Upon a motion duly made and seconded, the Special Meeting of the Board minutes from August 26, 2015 were approved.

**CONSIDERATION OF ELECTRONIC VOTES**

The following electronic votes were previously approved:

August 28 – Golf Cart maintenance

September 12 – Underage request

September 18 – Use of Ballroom

**PRESIDENT'S REPORT**

Ruth Southard reported on the 2015 Texas HOA Legislation changes.

Upon a motion duly made and seconded, Jerry Marshburn becoming a member of the Facilities committee was approved.

#### **OPEN COMMENTS BY BOARD MEMBERS**

Carol thanked everyone for their hard work for the Fourth of July celebration.

#### **TREASURER'S REPORT**

Marc Wormser reported on the August 31, 2015 financials. The Treasurer's Report will be filed for audit.

Loans have been secured against the CDs at the JSC Federal Credit Union to allow the completion of the fence construction.

Thank you to the finance committee for all the work on the 2016 Budget.

Tami Smith reported that the Audit recommended changes to the 2014 financials are in the process. A list of changes will be submitted to the Finance committee.

#### **MANAGEMENT REPORT**

Tami Smith reviewed the To Do list.

#### **CLUBHOUSE MANAGER'S REPORT**

Nancy Triggs presented the report:

- New employee - Gisela
- South fountain being repaired and LED lights installed

Upon a motion duly made and seconded, the proposal from Facility solutions Group to install parking lot light bulbs at a cost of \$640, plus the cost of ballast and compositors determined upon inspection, was approved.

#### **COMMITTEE REPORTS**

Clubhouse Committee: Mike Sanders reported on the status of the treadmill. Upon a motion duly made and seconded, the proposal from Promaxima Manufacturing for a VIPER commercial treadmill at a cost of \$2,836.15, was approved.

Upon a motion duly made and seconded, the proposal from MaryGrove Awnings to replace the circular canopy recover at a cost of \$3,879.68, was approved.

#### Election Committee:

Connie Harry presented the proposed schedule for the 2016 Board of Directors Elections. The Schedule was approved by the Board.

#### Facilities Committee:

Dorothy Barrera, Project Manager, reported on the house painting schedule and contract.

Upon a motion duly made and seconded, the RS House Painting contract for 71 homes in 2016 and 77 homes in 2017 at a cost of \$1,379 per home, was approved.

Upon a motion duly made and seconded, the committee recommendation to change the paint cycle to a nine (9) year cycle beginning in 2018, was approved.

Upon a motion duly made and seconded, the Facilities committee will review the contracts for the Pool, Gate and Lake Management and report at the November Board meeting.

Finance Committee: Steve Anderson and Gari Lynn MacGregor presented the 2016 Budget.

Upon a motion duly made and seconded, the 2016 Budget, without an increase to assessments, was approved.

Grounds Committee: Becky Spedden reported that the committee has changed the procedures for bush trimming. The change should eliminate the need for homeowners to call FirstService to have a work order created.

#### **ADDITIONAL BUSINESS**

Villas Master Updates: Bill Burdick reported that the Master budget will be approved at the October 26 Board meeting.

MUD Updates: Upon a motion duly made and seconded, the use of the Annex for meetings on November 17 and December 15 were approved.

Homeowner Concern Forms: John Rodriguez presented a spreadsheet and discussion of the status.

#### **SCHEDULED NEXT MEETING**

There will be a Board Workshop on October 21, 2015 at 3:00 P.M to discuss the Strategic Plan.

The next regular meeting of the Bellavita Board of Directors is scheduled for Wednesday, November 18, 2015 at 3 P.M.

There will be a Board Workshop on December 16, 2015 at 3:00 P.M if needed.

#### **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.

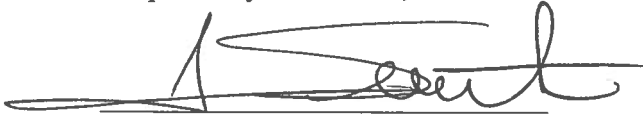
#### **RECONVENE OPEN SESSION**

Upon a motion duly made and seconded, a underage exception was approved for six months.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 6:05 PM

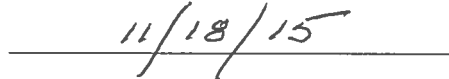
Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "A. Seal", written over a horizontal line.

Recording Secretary

A handwritten signature in cursive script, appearing to read "J. Rodriguez", written over a horizontal line.

Approved

A handwritten date "11/18/15" written over a horizontal line.

Date