



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON JANUARY 27, 2016 AT 3:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX. 77581.

DIRECTORS PRESENT

Ruth Southard, President Ron Gerlach, Vice President Carol Barber, Director
Marc Wormser, Treasurer Billy Potter, Director Bill Burdick, Director

John Rodriguez, Secretary was not present.

IN ATTENDANCE

50 Homeowners were in attendance

Tami Smith, Community Manager and Sarah Lee Pearland Director 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 November 18, 2015 were approved.

CONSIDERATION OF ELECTRONIC VOTES

The following electronic votes were previously approved:

Nov 30 – Gazebo columns cover at a cost of \$3120

Dec 17 – Insurance policy at a cost of \$23937.85

Dec 21 – FSR contract renewal at a fixed rate for 2016

Dec 21 – pool contract for Miller Pools at a cost of \$2273.25 (April-Oct)/\$1735 (Nov – Mar) per month

PRESIDENT'S REPORT

Ruth Southard reported on various events that have occurred during the month. She also announced a new quarterly volunteer recognition program that will be handled by the Awards Committee starting second quarter this year. Because of a recent crime event in the

community, Ruth reminded the board as well as the attendees that personal safety is the responsibility of the individual, not the HOA. And, finally, updated that no permits have yet been issued for the Section 6 construction.

Gari Lynn MacGregor has resigned from the Finance Committee. Richard Harrison has resigned from the Elections Committee.

Upon a motion duly made and seconded, the new assignments to committees were approved.

OPEN COMMENTS BY BOARD MEMBERS

Carol Barber thanked all the homeowners for everything they have done.

TREASURER'S REPORT

Marc Wormser reported that total operating income had a deficit for the year by \$29,800 for a total of \$1,721,600. The Total Expenses were \$1,662,650, which was over budget \$88,750. The year ended with a total net income of \$58,950.

The Treasurer's Report was filed for audit.

MANAGEMENT REPORT

Tami Smith reported that FSR has restructured the HR department.

CLUBHOUSE MANAGER'S REPORT

Nancy Triggs presented the report:

- Gas meter for the fire place, which was on the developers' bill, has been added to the Clubhouse bill.
- Treadmill has been replaced in the Fitness Center
- Clubhouse furniture is being repaired
- Cypress Creek Mosquito spraying contract has been renewed

Upon a motion duly made and seconded, the office computers replacement using replacement budgeted funds was approved.

COMMITTEE REPORTS

ARC: Upon a motion duly made and seconded, adding to the Bellavita Architectural Guidelines, cutting existing concrete street curbs is NOT permitted, was approved.

Facilities: Upon a motion duly made and seconded, the H & R Services Quarterly Maintenance Agreement at an annual cost of \$1,818.60, was approved.

Upon a motion duly made and seconded, the Brivo Webhosting at an annual cost of \$1,688.76, was approved.

Finance Committee: Upon a motion duly made and seconded, the reserve expenditures for the pool and spa heaters and Ballroom defibrillator being replaced in 2016, were approved.

The sidewalks, streets, nature reserve, and the \$3,000 left in the exercise account of the reserve budget were also discussed.

Steve Anderson reported on the year end financials.

Communications Committee: The committee submitted a formal thank you to Nancy Triggs and the clubhouse staff for their tireless efforts in preparation and completion of the BellaView event.

TASK FORCE

Fence: Ron Lauve submitted a report that stated 591 out of 613 homes are complete. Jack Wilt will facilitate the gate cap/emergency gate installation project.

Upon a motion duly made and seconded, the loan will be paid back on the 15th of each month at a rate of \$10,000 per month, was approved.

Comcast Cable Task Force: Upon a motion duly made and seconded, the following members of the task force, were approved:

Steve Anderson, Rex Hemme, Lark Billick, Bill Burdick, Ruth Southard, and Nancy Triggs

The charge given to the Task Force is to review the current contract with Comcast which expires in June 2018, survey the need for telecommunications services to the homeowners, research options regarding cable TV, and provide recommendation to the Board by November 2017.

ADDITIONAL BUSINESS

Villas Master Updates: Bill Burdick reported that the committee is working on the ACC guidelines for D'Este and Verde.

Homeowner Concern Forms: Ruth Southard reviewed the homeowner concern forms and the status of the corrections for each.

SCHEDULED NEXT MEETING

There will be a Board Workshop on February 24, 2016 at 3:00 P.M.

The next regular meeting of the Board of Directors is Wednesday, March 16, 2016 at 3:00pm with the HOA Annual Meeting scheduled for March 23, 2016 at 7:00 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

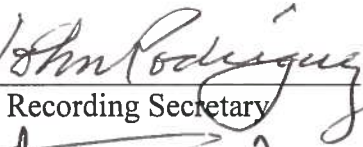
Rusticscape will perform necessary landscape removal in order for the fence project to proceed.

Upon a motion duly made and seconded, the recommendation from the finance committee of a performance recognition to be given to clubhouse manager, Nancy Triggs, was approved.

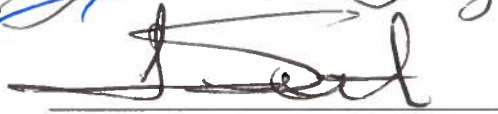
ADJOURNMENT

There being no further business, the meeting adjourned at 5:20 PM

Respectfully Submitted,


Recording Secretary





Approved



Date