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**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON OCTOBER 26, 2016 AT 3:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX 77581.**

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**DIRECTORS PRESENT**

Ron Gerlach, President  
David Dommert, Treasurer  
Ken Wright, Director  
Fritz Ring, Director

Dianne Clement, Vice President  
Billy Potter, Secretary  
Bill Burdick, Director

**IN ATTENDANCE**

16 Homeowners were in attendance.  
Michelle King, Community Manager representing FirstService Residential was present.

**HOMEOWNER FORUM**

No speakers.

**CALL TO ORDER**

Due notice of the meeting having been given and a quorum being present, the meeting was called to order at 3:06 pm. Ron Gerlach, presided and Michelle King assisted in recording minutes.

**ADOPTION OF AGENDA**

Upon a motion duly made and seconded, the agenda was accepted without changes.

**CONSIDERATION OF MINUTES**

Upon a motion duly made and seconded the July minutes were approved with minor modifications.

Upon a motion duly made and seconded, the September minutes were approved with minor modifications.

**CONSIDERATION OF ELECTRONIC VOTES**

Confirmation of electronic motions:

10/20/2016 Change to R&R document for Bereavement usage of clubhouse was approved and Clubhouse Committee will incorporate

**PRESIDENT'S REPORT**

- Upon a motion duly made, seconded, and passed, Ruth Southard is appointed to the Elections committee and Patsy Womack to the Grounds Committee.
- Budget process is continuing and board is working on it in workshops
- The next Board workshop will be held on November 1, 2016
- Saturday, October 29 is the Tour of Nature Reserve

## **OPEN COMMENTS BY BOARD MEMBERS**

- The Town Hall meeting will be held November 12 at noon
- The Cancer Walk will be held November 5
- The front gate was closed for a while and due to a recent vehicular accident, it was reopened until repairs were made. Nancy Triggs will check on the status; the cost of repairs for the gate are over \$7,000 and if the EZ-Tag system is broken, it will be an additional \$5,000 to repair.
- Fritz Ring presented the board with City of Pearland Ordinance No.1487 and excerpts from the Texas State Code and requested the board to consider what the ordinance means for BellaVita and to consider taking further action to address citizen's ongoing concerns and requests regarding speeding and other vehicular road improprieties. The Board began an assessment in 2013 for the residents on what it would take to make our private streets patrolled by the city police and restrictions enforced.
- The Pearland Police Department has provided information on how to bring the gate up to code in order to prevent solicitors by changing the verbiage on the sign.
- Gate Task Force: still working on project and will report to the Board with all information in the future

## **TREASURER'S REPORT**

- October report of year to date operating expenses shows a \$21,200 deficit but some expenses are prepaid at this point; Alarm monitoring and Rustiscapes are prepaid
- Upon a motion duly made, seconded, and passed, the \$7,200 CD with Capital One and \$14,228 at US Bank will be moved to Amegy Bank

## **MANAGEMENT REPORT**

- The palm trees within BellaVita are disease free; the ones needing treatment are on Scarsdale and are managed by Villas Master HOA

## **COMMITTEE REPORTS**

Facilities, Don Jensen/Dorothy Barrera

- Swimming pool filters taken out of service, 3 are sufficient for now. A previous proposal was brought to the Board's attention comparing the cost of replacing the bulk-head fittings or replacing the filter
- Upon a motion duly made and seconded, the less expensive change (\$1200) will be implemented to extend the life of the filter
- Door restraining will continue through November

Contracts, Fritz Ring

- A new landscape vendor has been found, realizing a 25% savings
- Two vendors are preparing proposals for the repair/replacement of the light poles
- The Contract Committee is considering the establishment of on call contracts

## **CLUBHOUSE MANAGER'S REPORT**

Nancy Triggs presented the prepared Clubhouse Report

## **ADDITIONAL BUSINESS**

MUD #18, Ron Gerlach

- The work is completed on Berlino for the drainage easement.
- New grass starting to grow; asked not to mow the area until it is established
- MUD Tax Rate passed last night; nominal decrease in 2017 MUD Tax.

Villas Master, Bill Burdick

- Approved 2017 Budget with no change to BV contribution from 2016 rate
- Heated discussion in Villa D'Este regarding speeding, gate codes/remotes given out to non-residents; a task force was established for resolution
- The Board approved the treatment of the palm trees and removal of one dead one
- Board workshops will occur monthly beginning February 2017 and the Board of Directors meeting will be held quarterly

Homeowner Concern Forms, Billy Potter

- An individual requested to purchase Jukebox at Clubhouse (resolved); the Clubhouse will be keeping the Jukebox and using non-pirated CDs
- Complaint regarding the lack of trashcans on the north and south ends of the lake; having trashcans there are unaesthetically pleasing and homeowners would use them for personal use
- Question concerning late mulching; will take place in late winter
- Complaint regarding the gate not working or working intermittently
- Homeowners received deed violations letter for the wrong address; FirstService Residential will resolve

## **NEXT SCHEDULED MEETING**

- The next scheduled Board meeting will be held on November 16, 2016 at 3 pm.
- December Board meeting date due to holidays. Dec 14, 2016 at 3 pm.
- The Town Hall Meeting will be held on November 12 at 12:00pm

## **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, the accounting adjustments will be made as presented

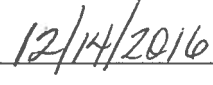
- Close Reserve Account at US Bank (\$14,226.16) and move funds to Amegy
- Pay back Reserve (\$27,765) (GL: 31425/22440) from Chase MM (10115-417)

## **ADJOURNMENT**

There being no further business, the meeting adjourned at 6:10 PM

Respectfully Submitted,

  
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Billy Potter - Recording Secretary

  
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Date