



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON NOVEMBER 16, 2016 AT 3:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX 77581.

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
Michelle King, Community Manager representing FirstService Residential

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 3:08 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 October minutes were approved as presented.

CONSIDERATION OF ELECTRONIC VOTES

Confirmation of electronic motions: None

PRESIDENT'S REPORT

- Upon a motion duly made, seconded, and passed, Linda Kuhn was appointed as the 2017 Nature Reserve Committee Chair
- Don Jensen's resignation as Facilities Chair effective 30 November was accepted. Upon a motion duly made, seconded, and passed Rex Hemme was appointed as Facilities Chair effective December 1, 2016.
- Thanks to Finance Committee for Budget development support.

OPEN COMMENTS BY BOARD MEMBERS

Dianne Clement:

- Thank you to Don Jensen for all of his hard work and welcomed Rex Hemme as new Facilitates Chair
- The Gate Task Force is still working on the agendas; looking into changing the code more frequently

Ken Wright:

- Forum last weekend was very positive and productive for the community

Fritz Ring:

- Gate code change needs to be addressed

TREASURER'S REPORT

October Financials

- Assets increased (\$815,229)
- Accounts Receivable at \$27,000, down from \$41,000
- Income statement is a negative position in September, October is positive \$25,000 resulting in a \$55,000 swing due to prepayment of alarm service and Rusticapex Landscaping
- Pleased with coding changes and clean up report; a few things left to for November Financials

Budget

- Door painting and other maintenance expenses will be moved from Reserve Expenditures to Operating
- Finance committee recommends 2017 assessments at \$246.00 which is a 10.8% increase over 2016; 2017 Budget \$1,869,659; this is an estimate and if funds are not needed, they will not be used
- Upon a motion duly made, seconded, and passed the 2017 assessments will be \$246.00 with the \$1,869,659 Operating Budget, and \$125,000 Reserve Budget as shown with \$69,000 for contingencies

MANAGEMENT REPORT

- No report at this time

CLUBHOUSE MANAGER'S REPORT

Nancy Trigg presented the prepared Clubhouse Reports

- Nancy Trigg's resignation as Clubhouse Manager was received
- The Clubhouse will close at 6:00pm on Wednesday November. 23, 2016

COMMITTEE REPORTS

- Received insurance claim from gate incident last month
- Upon a motion duly made, seconded, and passed, the 2017 Election schedule was accepted as presented; 3 positions will be vacant

Facilities

- Upon a motion duly made, seconded, and passed the Pool and Gate contracts will be extended for three months under current terms

Contracts, Fritz Ring

- Developing scopes of work for upcoming contract renewals
- FirstService Residential will provide alternate vendors
- Upon a motion duly made, seconded, and passed, additional members were added to contract committee: Al Wiley, Denise Barberis

ADDITIONAL BUSINESS

Upon a motion duly made, seconded, and passed, FirstService Residential's contract was extended for three months under current terms.

Telecommunication Task Force

- Working to finalize Comcast contract and will provide details to the Board when finalized.

Street Review Request:

- BellaVita's streets are private and belong to the HOA, not the City of Pearland
- The city of Pearland passed an ordinance to patrol streets but cannot patrol streets because it does not meet current state requirements (signage is the wrong size, street striping, sidewalks installation, etc.)
- Due to homeowner concerns, the task force will determine what it will cost to get the streets up to state regulation.
- Nancy will proceed with proper signage to enforce no trespassing or solicitation

MUD #18, Ron Gerlach

- During budget review, it was found that the City of Pearland made an error resulting in \$268,000 to be paid back to MUD #18
- MUD #18 will be meeting in Annex on Nov. 29, 2016 at 5:00 p.m.

Villas Master Update, Bill Burdick

- Quarterly Board Meeting and workshops every 45 days
- Budget approved at no change in assessment

Homeowner Concern Forms, Billy Potter

- No Report at this time

BellaView

- Encouraged homeowners to attend and inspire volunteer involvement in BellaVita Clubs and Committees

NEXT SCHEDULED MEETING

- The next scheduled Board meeting will be held on December 14, 2016 at 3 pm.

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
- Approved bonus for all employees

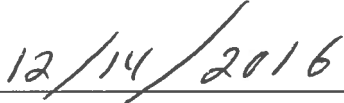
ADJOURNMENT

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

Respectfully Submitted,



Billy Potter - Recording Secretary



Date