



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON DECEMBER 14, 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

28 Homeowners were in attendance.
Michelle King, Community Manager representing FirstService Residential

HOMEOWNER FORUM

- Comcast Cable Contract
 - Pros and cons of accepting the new contract
 - Establishing a Task Force to help roll out the Comcast Cable service to homeowners
- Gate Task Force
 - Gate survey not received by all homeowners

CALL TO ORDER

Due notice of the meeting having been given and a quorum being present, the meeting was called to order at 3:30 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 as presented

CONSIDERATION OF MINUTES

Upon a motion duly made and seconded the November minutes were approved as presented

CONSIDERATION OF ELECTRONIC VOTES

Confirmation of electronic motions:

- Employee Changes
 - Manager
 - Clubhouse Coordinator
 - Part-time Receptionist

PRESIDENT'S REPORT

- Pleased to announce Steve Wynn has accepted the Club BellaVita Manager position

- BellaVita has responded to a homeowner's requests for official files as of this point in time
- Upon a motion duly made, seconded, and passed, the Clubhouse will be closed on Monday, December 26, 2016 and Monday, January 2, 2017 in observance of Christmas and New Year's Day, respectively.
- Upon a motion duly made, seconded, and passed, an audio/video task force will be assembled to explore repairs/improvements of the Clubhouse A/V system

OPEN COMMENTS BY BOARD MEMBERS

Dianne Clement

- The Gate Surveys need to be submitted by Tuesday, December 20, 2016 at 5:00pm
- The front desk personnel will work with the Committees to obtain current homeowner email addresses

Fritz Ring

- Surveys aren't reaching all homeowners and the Association needs to work on acquiring current email address for the homeowners
- If the Board chooses not to accept the new Comcast Cable contract, the homeowners will have to pay \$120 out of pocket for internet and cable
- Based on the current service contract, accepting the new contract does not have an impact on Reserves
- Reiterated that the Comcast Cable package is the digital starter package
- Comcast has a dedicated customer service department for BellaVita; personally called the regular customer service line, waited 45 minutes for a representative/solution; hung up and called the BellaVita hotline and the problem was solved in three minutes
- Suggested the appointment of a homeowner to manage the contract and hold Comcast accountable to the terms of the contract

David Dommert

- Providing cable/internet does not add property value for the homeowners in the same manner as Reserve Funding

Ron Gerlach

- Made a personal choice to move to BellaVita for the amenities and what the community has to offer

Ken Wright

- Monthly assessments had to increase, even prior to the Comcast Cable contract negotiations
- The contract starts at \$56 per month, per home and will increase up to \$66 per month, per home after 5 years

Bill Burdick

- Currently has AT&T and Comcast; will recoup the AT&T cancellation fee in savings after three months

- It is important to hold Comcast to the contract terms

Billy Potter

- Homeowners will realize a savings if the Board accepts the contract

TREASURER'S REPORT

November Financials

- Recognized \$24,000 increase in assets from \$815,228 to \$840,000
- Eliminated \$153,000 to/from loan and \$27,000 of unfunded Reserves on financials
- The Association switched from Amegy to JSC Credit Card; a \$6,000 CD will be released upon the final Amegy credit card payment
- The fence line items on the financials will remain until the loan has been repaid
- The Association is down approximately \$1 million in assets
- The Reserve Fund is currently \$323,000 due to the fence project
- There is concern surrounding the failure to raise funds in order to replace the funds in Reserve
- 2017 Insurance proposal involves changing carries, decreasing premium by \$1800, and deductible decreases from 2% to 1%; the premium is \$22,388. The Association will no longer treat the flood insurance as prepaid; it will be paid in full when due
- Upon a motion duly made and seconded, the Board approved the 2017 Insurance policy as presented by AJ Gallagher
- Fritz Ring: The 2018 Insurance policy needs to go out to bid for competitive pricing next year

CLUBHOUSE MANAGER'S REPORT

- Accepted as presented

MANAGEMENT REPORT

- No Report

COMMITTEE REPORTS

Facilities, Don Jensen/Dorothy Barrera

- Working with Miller Pool regarding filter issues for pool & spa
- Working with H&R Operators for visitor's entrance arm and swing gate issues
- The curb work was completed in November

Contracts, Fritz Ring

- Request for Proposal has been sent out for pool and gate maintenance
- Statement of work is being prepared for community property management and parking lot light contracts

ADDITIONAL BUSINESS

Comcast Cable Contract

- Current cost is \$49.78 and will be \$56.17 under the new contract

- David Dommert: Only \$323,000 in replacement Reserves; recommends homeowner vote/election and to do more due diligence to increase Reserves
- Article 10, Section 11 states that it is the sole responsibility of the HOA to provide cable service
- Dianne Clement: Is in favor of the new contract with due diligence; recommends signing the contract pending legal review
- Fritz Ring: The cost of a non-bundled package is \$167.00; \$47 to the HOA and \$79 to Comcast
- There will be an increase under the old Comcast contract in six months due to the current contract; not signing the contract will cost more to the homeowners
- The contract cost is covered for 2017; the current contract has an escalation clause: 3.5-3.8% annually
- Recommendations
 1. Accept the new Comcast Contract which includes:
 - Digital Starter Package
 - HDTV
 - X1 Platform cable box with 2 companion boxes
 - Remote controls with voice commands for each box
 - Internet Service at 25mps
 - Cable modem with wireless router
 - \$50 per month per household
 - 5 year contract beginning February 1, 2017
 2. The Board will maintain the task force through the implementation phase and encourage homeowners possessing technology knowledge to assist during the month of January, 2017
 3. Appoint a community liaison to manage the account and assure the quarterly visits to the community
- Comcast Cable contract was accepted as presented, pending legal review.

MUD #18, Ron Gerlach:

- No Report

Villas Master, Bill Burdick

- No Report

Homeowner Concern Forms, Billy Potter

- Complaints of barking dogs

NEXT SCHEDULED MEETING

- The next scheduled Board meeting will be held on January 25, 2017 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 Board approved Sears, Bennett & Gerdes, LLP for assessment collection efforts

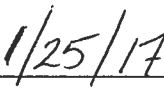
ADJOURNMENT

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

Respectfully Submitted,



Billy Potter - Recording Secretary



Date