



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON APRIL 26, 2017 AT 3:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX 77581.

DIRECTORS PRESENT

Ron Gerlach, President
Billy Potter, Secretary
Bill Burdick, Director
Ken Wright, Director

Dianne Clement, Vice President
David Dommert, Treasurer
Fritz Ring, Director

IN ATTENDANCE

24 Homeowners were in attendance.

Michelle King, Community Manager, representing FirstService Residential

HOMEOWNER FORUM

- Homeowner concern regarding resale fees

CALL TO ORDER

Due notice of the meeting having been given and a quorum being present, the meeting was called to order at 3:04PM. 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 following were approved as presented:

- March 15, 2017 Board Meeting Minutes
- March 22, 2017 Annual Meeting Minutes
- March 22, 2017 Organizational Meeting Minutes

RATIFICATION OF ELECTRONIC VOTES

- 3/22/2017 vote to approve the power washing of pool area & structures.
- Approval for Girl Scouts to install bird houses in select trees.
- Vote to approve the revision to the paint contract (reduce 2017 quantity and add 2018 extension).

PRESIDENT'S REPORT

- Upon motions duly made and seconded, the Board approved the following Committee additions
 - Nelda Hart and Deborah Powell are added to the CRC Committee
 - Linda Kuhn is joining the Grounds Committee
- Two members have left the Grounds Committee

OPEN COMMENTS BY BOARD MEMBERS

- None

TREASURER'S REPORT

- The March 2017 Financials were accepted as presented
- Effective March 31, 2017 the budget shows a surplus of \$40,240.75, pending the door painting expenses which will be incurred throughout the summer and fall
- Major expenses in March included \$20,000 for light pole replacements and \$17,788 Bad Debt Expense
- Upon a motion duly made and seconded, the Board approved the reclassification of \$146,026.95 from the fence project to prior year Reserve Contribution

MANAGING AGENT'S REPORT

- No report

CLUBHOUSE MANAGER'S REPORT

- Pool decks and pergolas have been cleaned
- Clubhouse staff is processing access gate codes for all homeowners
- Lake management is addressing issues with the algae and lighting at the small lake
- Clubhouse staff and Nature Reserve Committee is resourcing No Trespassing signs
- The clubhouse is now fully staffed

COMMITTEE REPORTS

Facilities Committee

- The parking lot lights are scheduled to be installed in May 2017
- Two incidents occurred with the gates involving damage to homeowner's vehicles; H&R Operators will be assessing the situation on April 27, 2017
- H&R Operators is reviewing the current gate maintenance contract
- The Association retained a new pool service company two months ago and the Committee is working with them to resolve service issues
- The Committee found approximately 15 areas around the lake which would benefit from being leveled out to reduce trip and falls

Clubhouse Committee

- No Report

Contracts Subcommittee

- Management contract proposals to be discussed during executive session
- Auditor bids are out for proposal
- The Audio Visual Contract scope of work is under evaluation and expected to be sent by the end of the month
- Landscape Contract: scope of work is being developed

ADDITIONAL BUSINESS

MUD #18, Ron Gerlach:

- No Report

Villas Master, Bill Burdick

- The Annual Meeting was held on April 24, 2017 and two new directors were elected
- The Villa Verde ARC Guidelines have been completed
- The Board is in the process of finalizing ARC Committees for each Community
- The Board will have a workshop in May

Homeowner Concern Forms, Billy Potter

- A home still has Christmas lights in a tree
- A deed violation letter was sent to the wrong address
- An oil/gas spill occurred on a homeowner's lawn and the landscaping company agreed to replace the area with new sod

Upon a motion duly made and seconded, the Board approved the purchase of a home to an individual under the age of 55

Upon a motion duly made and seconded, the Board approved limiting garage sales to the two Community organized events (held in the Spring and Fall), no individuals are allowed have garage sales independently. Estate/moving sales are allowed as needed and require the companies organizing the events to open the gates, not the BellaVita staff

NEXT SCHEDULED MEETING

- Next scheduled Board meeting: May 24, 2017 at 3:00pm

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

- The Board accepted the resignation of Ron Gerlach (President) and David Dommert (Treasurer) effective April 27, 2017
- Upon a motion duly made and seconded, the Board approved a deed enforcement escalation to the HOA attorney
- Upon a motion duly made and seconded, the Board approved the extension of the FirstService Residential management contract until July 31, 2017

ADJOURNMENT

There being no further business, the meeting adjourned at 5:30 PM

Respectfully Submitted,

Michelle L. King
Michelle King, Recording Secretary

Billy Potter
Approved, Billy Potter

May 24, 2017
Date