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**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON MAY 25, 2016 AT 3:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX. 77581.**

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**DIRECTORS PRESENT**

Ron Gerlach, President      Dianne Clement, Vice President      Ken Wright, Director  
Bill Burdick, Director      Billy Potter, Secretary      Fritz Ring, Director

Bill Burdick, Director, was absent.

**IN ATTENDANCE**

15 Homeowners were in attendance.

Matt Lopez, Community Manager 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, Ron Gerlach, presided and Matt Lopez assisted in recording the 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 Board Meeting minutes from April 27, 2016 were approved.

**CONSIDERATION OF ELECTRONIC VOTES**

The following electronic votes were previously approved:

- 5/9/2016 Approval to contract for the power washing of certain sidewalks, \$2,456.25.
- 5/19/2016 Approval for Belle's Club to provide a new counter top for the entrance desk.
- 5/19/2016 Approval of change & addition to landscape at the clubhouse.
- 5/19/2016 Approval of A/C room use by homeowner with restrictions.
- 5/19/2016 Approval to repair a lake fountain, \$3,743.10 from Reserve Funds.

**PRESIDENT'S REPORT**

The Finance chair and 3 Directors met with FSR to inquire about the monthly financial statement and certain line items. Since the financial report for April 2016 had already been completed at the time of the meeting, requested changes should be completed by First Service Residential by the June Board meeting.

Steve Andrews was acknowledged as the volunteer of the quarter Ron Gerlach.

## **OPEN COMMENTS BY BOARD MEMBERS**

Ken Wright had been asked by residents why the HOA didn't pay for all repairs and replacements of certain leisure activity items for Social Clubs and Service Clubs. Often these clubs donate gifts or services back to BellaVita. He wanted to say thank you in appreciation to the clubs for their benevolence. Ron Gerlach stated that benevolent giving by the clubs has always occurred in the past and these clubs perform a lot of charity work as well. Their efforts were greatly appreciated.

Ken Wright wanted to thank the Social Clubs and Service Clubs for their benevolent donations/gifts or services back to BellaVita and explain that asked why social clubs have to pay for items that are used by the clubhouse or common area and Ron Gerlach stated that benevolent giving by the clubs has always occurred in the past and these clubs perform a lot of charity work as well. Their efforts were greatly appreciated.

## **TREASURER'S REPORT**

Ron Gerlach reported that total operating income for April was \$172,249.19. The Total Expenses for the same time were \$166,202.07. The reserve balance on April 30 was \$535,884.76.

## **MANAGEMENT REPORT**

Matt Lopez, Manager from First Service Residential introduced himself to the Board.

## **CLUBHOUSE MANAGER'S REPORT**

Nancy Triggs reported that the repair parts for the card tables had been ordered.

## **COMMITTEE REPORTS**

Facilities: Ron Gerlach stated that only one (1) bid was received to date for the curb repair project and the committee is awaiting additional bids due to the small size of the project. This issue will be discussed again at a later time.

## **ADDITIONAL BUSINESS**

Upon a motion duly made and seconded, the VMA fence repair payment for BV Blvd of \$1,959.48 was approved.

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

## **SCHEDULED NEXT MEETING**

The next regular meeting of the Board of Directors is Wednesday, June 22, 2016 at 3:00pm 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**


Upon a motion duly made and seconded the board approved to continue with the previously contracted, 2015 audit, even though the auditor informed the board that Texas law does not require an audit each year. The auditor had successfully completed the 2014 audit.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 5:00 PM

Respectfully Submitted,

  
Billy Potter - Recording Secretary

  
Approved

  
Date