



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON MAY 28, 2014 AT 3:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX. 77581.

DIRECTORS PRESENT

Ruth Southard, President Ron Gerlach, Vice President Bill Burdick, Director
Benny Frank, Director John Rodriguez, Secretary Marc Wormser, Treasurer
Carol Barber, Director

IN ATTENDANCE

26 Homeowners were in attendance
Mike Winkler, Director of Pearland and Tami Snell, Community Manager representing, FirstService Residential 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, Ruth Southard, presided and the Managing Agent assisted in recording the minutes.

ADOPTION OF AGENDA

Upon a motion duly made and seconded, the agenda was accepted as corrected.

CONSIDERATION OF MINUTES

Upon a motion duly made and seconded, the Board Meeting minutes from March 19, 2014 and the Annual Meeting Minutes from March 26, 2014 were approved.

Electronic votes held and approved in April of 2014 were as follows:

- Approve use of \$2,375.01 out of the Reserves fund of \$6,500.00 to purchase a new stationery bike in fitness room.
- Approve \$25,000 for two (2) shade structures to be purchased for the pool area. Purchasing two enables a significant savings from the original bid of \$31,104.00
- To re-inspect and repair the Annex lightening Protection System for a cost of \$2,200, which will result in a certificate for insurance purposes.

Electronic votes held and approved in May of 2014 were as follows:

- Approve use the meeting room by the MUD Board on the 20th of May.
- Two Age Exception requests were considered and approved.

PRESIDENT'S REPORT

Ruth Southard welcomed the new Board members Carol Barber and John Rodriguez.

Ruth also welcomed Mike Winkler and Tami Snell from FirstService Residential.

The community is busy with numerous projects. The fence project has been delayed due to weather; projected start date is June 2, 2014.

Heritage Grand Board members and finance committee members toured Bellavita and met with several BellaVita leaders.

Upon a motion duly made and seconded, the following committee member changes were approved:

- Facilities – Fred Fargo; Wayne Johnson; James Warner resigned.
 - New members – Dorothy Barrera; Bill Bell; Rex Hemme; Thom Paterno; Tom Rohwer.
- Finance – New member – Chuck Seymour.
- Grounds – David Winchell resigned.
- Nature Reserve – David Winchell; Wayne Johnson resigned. New members – Ortie Ortiz; Mike Casey; Peter Thrasher; Mike Wheat.

MANAGEMENT REPORT

Tami Snell held her report for Executive Session.

CLUBHOUSE MANAGER'S REPORT

Nancy Triggs was not present, Ruth Southard presented the report:

- All passwords for board members and committee chairs need to be changed. Please contact Nancy Triggs.
- LED Lights were being tested in the ballroom above the tables where the Board was seated.
- Upon a motion duly made and seconded, Peterson Dean quote for \$1,575.00 to repair the roof of the clubhouse. This work had been completed under the emergency policy.

COMMITTEE REPORTS

ARC: Jim Moore presented the Architectural Review Committee's recommendation for adding fence standards and paint color specifications to the Architectural Guidelines. Upon a motion duly made and seconded, the Revised Architectural Guidelines were approved with the direction that the redline version presented to the board be 'black lined' before recording.

Mr. Moore wanted to publicly thank the task force for helping form the fence standards.

Clubhouse Committee: Mike Sanders presented a draft revision dated May 22, 2014 of the Clubhouse Rules. The board will review and vote at a later time

CRC: Ron Gerlach presented the Hurricane/Severe Storm Planning Guide. The estimate for printing of 750 units was \$525.00 from Copy Dr, Bill Burdick suggested he could find a lesser cost.

The board accepted the committee recommendation to print the booklet and authorized Bill to proceed with the printing if a lower quote was received.

Facilities: Homeowner Gate Information brochure was presented. The estimate for 750 units was \$547.50 from CopyDr. Bill Burdick suggested he could also check on a price for this item. . The board accepted the committee recommendation to print the booklet and authorized Bill to proceed with the printing (including a few minor edits) if a lower quote was received.

Facilities: Don Jensen presented a report for the Front Door Service Program. Tami Snell will look into the issue with service requests not getting closed.

Finance: Carol Grisanti presented a recommendation from the committee that all transfers of reserve cash be approved by the Board and documented in the minutes. Upon a motion duly made and seconded the Board agreed to the recommendation.

Upon a motion duly made and seconded the Board agreed to obtain a written opinion from legal counsel regarding the Comcast contract. Can the limitations set forth in the contract that expires in 2018 be canceled or re-negotiated?

TREASURER'S REPORT

Marc Wormser reported that the assets for the month ending 4/30/14 increased by approximately \$160,000 into the operating funds for the beginning of the fence replacement and other budgeted expenses. Accounts Receivable increased by approximately \$3,800. Total assets at month end had increased by \$90,000 for a total of \$1,927,600. Total liabilities decreased by approximately \$20,000. The Operating surplus of \$190,000 has been placed into the Replacement Reserve fence fund to begin the initial phase of the fence replacement. Total equity has increased by \$110,000 from last month.

The treasurer's Report was filed for audit.

Marc Wormser and Carol Grisanti would like to receive confirmation that journal entries have been made. A screen shot of the transaction sent electronically will be sufficient.

COMMITTEE REPORTS cont.

Grounds: Becky Spedden reported that Rustic Scapes has proposed an increase of 1.9% fixed increase for three years if a renewal contract is signed. Committee and Board is reviewing the contract and will present at the workshop on June 14, 2014.

Gutters: Upon a motion duly made and seconded, the board approved payment of a revised invoice for \$2,150 (down from \$5,800) for the gutter cleaning services.

Task Force – Fence: Upon a motion duly made and seconded, the board approved the following fence project management team to manage the fence project as outlined in the contract between the HOA and Hurricane Fence Co.:

Ron Lauve (Project Manager); Billy Potter (Quality Control); Tom Rohwer (Technical Advisor); Connie Harry (Communications).

ADDITIONAL BUSINESS

Board meeting schedule revision: Ruth Southard requested that the board consider adding April to the Board Meeting Schedule.

Villa Master Update: Bill Burdick announced that the VMA Board is in process of obtaining price quotes for security.

VMA Board will visit all homes that border the Bella Vita fence project.

VMA Board is looking into forming an ARC committee for Villa Verde.

MUD Update: The MUD board sent their Thanks for the use of the Annex for the last meeting.

Homeowner Concern Forms: Several Homeowner concern forms were reviewed and assigned to the proper committees for action. John Rodriguez will route forms to the liaison asking that action be taken and reported to the Board.

Important dates:

June 21 – Severe Storm Seminar

Health Fair in next few months

SCHEDULED NEXT MEETING

The next regular meeting of the Board of Directors is scheduled for July 23, 2014 at 3:00 P.M. 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 individual homeowner modifications for the fence project were accepted.

Upon a motion duly made and seconded the Board agreed to waive the late fees for three units.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:35 p.m.

Respectfully Submitted,

John Rodriguez
Recording Secretary

A. R. Douthard

Approved

7-23-2014

Date



**MINUTES OF SPECIAL MEETING OF BOARD OF DIRECTORS OF BELLAVITA
AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON SATURDAY,
JUNE 14, 2014, AT 4:00 P.M. THE MEETING WAS HELD AT THE REMAX OFFICE
AT CLEAR LAKE BLVD AND GALVESTON ROAD.**

DIRECTORS PRESENT

Ruth Southard, President Ron Gerlach, Vice President John Rodriguez, Secretary
Marc Wormser, Treasurer Bill Burdick, Director Benny Frank, Director
Carol Barber, Director

IN ATTENDANCE

Ron Lauve – Fence Project (Project Manager) and Tom Rohwer – Fence Project (Technical Adviser)

CALL TO ORDER

Due notice of meeting having been given and a quorum being present, the meeting was called to order. The President, Ruth Southard, presided.

ADOPTION OF AGENDA

Upon a Motion duly made and seconded, the agenda was accepted.

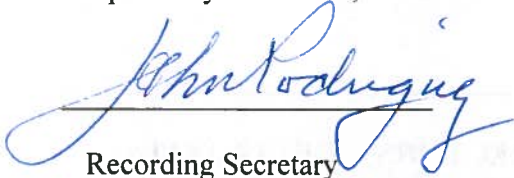
FENCE PROJECT TEAM REPORT

- Several gates were installed that did not satisfy our contract specifications and the contractor was requested on June 6th to discontinue installing that style gate until the BellaVita project team evaluated the changed design that the contractor had installed.
- The proposed new gate design and cost increase was submitted to the Board and discussed. The BellaVita fence project team and the BellaVita board agreed that the contract specified wooden gate design was adequate and that construction of the wooden gates should proceed per contract.
- Upon a motion duly made and seconded, a recommendation was made to submit a letter to the contractor that stated that the “stop installation” request of June 6, 2014 relative to wooden gates is removed with the construction to continue per contract specification and that no change in contract terms, cost, or schedule is intended or implied by this direction.
- Upon a motion duly made and seconded a recommendation was made to include an article in the weekly announcements stating the a primary problem with the contractor’s failure to construct wood gates as specified in the contract was discussed in the special meeting today and that the Board voted NOT to alter the contract for the fences but to instruct the contractor to proceed with building the wood fences and gates per the specifications and drawings. These are the same plans that have been presented to the homeowners over the past three months.

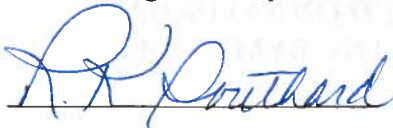
ADJOURNMENT

There being no further business, the meeting adjourned at 5:07 p.m.

Respectfully Submitted,



Recording Secretary



Approved

7-23-2014

Date
