



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON JUNE 22, 2016 AT 3:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX. 77581.

DIRECTORS PRESENT

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

David Dommert, Treasurer, 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 May 25, 2016, were approved.

CONSIDERATION OF ELECTRONIC VOTES

Truegreen contract for disease control on landscaping.

Upon a motion duly made and seconded, the Truegreen contract for \$490.00, was approved.

PRESIDENT'S REPORT

Upon a motion duly made and seconded, the Fence Task Force was dissolved.

OPEN COMMENTS BY BOARD MEMBERS

The financial statements, as prepared by FirstService Residential, are disappointing and the Board would like to see a vast improvement in the status of these reports immediately. Numerous times this issue has been brought to the attention of FirstService but they have not improved this service to an acceptable level.

TREASURER'S REPORT

Ron Gerlach reported that total operating income for April was \$144,631.01. The Total Expenses for the same time were \$119,337.42. The reserve balance on May 30 was \$551,188.20.

MANAGEMENT REPORT

Matt Lopez, Manager from First Service Residential reviewed the process and procedure for inspections. President Ron Gerlach stated that in the near future a resident volunteer may be available to assist with inspections.

CLUBHOUSE MANAGER'S REPORT

Nancy Triggs reported that it would be nice to purchase adobe acrobat software for use in the office and Board felt this was a good use of resources.

Upon a motion duly made and seconded, the Activity Calendars in Nancy Trigg's packet, were approved through December 2016.

Upon a motion duly made and seconded, the yearly Movie License was approved to be paid for in the amount of \$2759.87 for the next year.

COMMITTEE REPORTS

No reports were done at this time.

ADDITIONAL BUSINESS

Villas Master Updates – Fence Issues with the builder are still simmering and Ron Gerlach said he would follow up to try to finalize the last issues.

MUD #18 Updates – Mr. Gerlach reported that some older bonds are being reissued at a lower rate and the MUD#18 Board expects to be able to lower the tax rate again this coming year. This will provide the homeowners a little relief.

Homeowner Concern Forms - Billy Potter reviewed the homeowner concern forms and the status of each.

SCHEDULED NEXT MEETING

The next regular meeting of the Board of Directors is Wednesday, July 27, 2016 at 3:00 PM 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