



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

DIRECTORS PRESENT

Dianne Clement, President
Billy Potter, Secretary
Connie Harry, Director
Ken Wright, Director

Bill Burdick, Vice-President
Steve Anderson, Treasurer
Fritz Ring, Director

IN ATTENDANCE

18 Homeowners were in attendance.

Michelle King, Community Manager, representing FirstService Residential, Steve Wynn, Clubhouse Manager, and three Severn Trent Representatives

HOMEOWNER FORUM

- None

CALL TO ORDER

Due notice of the meeting having been given and a quorum being present, the meeting was called to order at 3:00PM. Dianne Clement, presided and Michelle King recorded 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 June 28, 2017 Board Meeting Minutes were approved as presented.

PRESIDENT'S REPORT

- This is the last meeting with FirstService Residential as the managing agent for BellaVita at Green Tee; Severn Trent (PCMI) will take over effective August 1, 2017
- The electronic motion to refund pool charges (\$360.00) to a homeowner will be discussed during executive session

OPEN COMMENTS BY BOARD MEMBERS

- Connie Harry notified the Board that she is transitioning from the Elections Committee and Ron Gerlach will be filling her position as Chairperson

TREASURER'S REPORT

- As of June 30, 2017 the Operating accounts balance was \$540,792.42 and the Reserve accounts balance was \$361,756.74. June 2017 income was \$159,464.61 and expenses were \$158,090.65.

- The Board is considering requesting a new reserve study for Reserve budgetary planning
- Upon a motion duly made and seconded, the June 2017 Financials were accepted as presented

MANAGING AGENT'S REPORT

- In November 2014, the Board of Directors contracted with O'Neal & Holmes for representation in obtaining tax exempt status with the IRS and the state of Texas. To date, this has not been fulfilled and the Board will need to either move forward with the appropriate filings or request a refund for the retainer balance.

CLUBHOUSE MANAGER'S REPORT

- Coordinated with Best Buy for camera installation in the clubhouse lobby; estimated price of less than \$600.00 for camera, base station, battery charger, and installation. Additional information is needed on a monitoring system
- Received a suggestion to lock the side exit door near the game room and door leading to pool after 6:00pm when events are not scheduled; Board agreed to this suggestion
- Received inquiry regarding the broken gate to Nature Preserve off of Yost Road; Board agreed to have "No Trespassing" sign installed
- The refrigerator in the Annex was not broken; it appears as though the door may have been left ajar

COMMITTEE REPORTS

Facilities Committee, Rex Hemme

- Michael Grady left the Facilities Committee and Gary Donovan joined the Committee
- The right-side exit gate had been sagging; the installation of heavy-duty bolt seems to have corrected the issue.
- Received a proposal from SparkleBlast for power washing the parking lot (\$7500.00) and restriping (\$1000.00) for the implementation of four additional handicapped parking spaces; the clubhouse staff will pressure wash the required area for painting
- The Committee is awaiting proposals for repairing the potential trip hazards around the lake walkway
- There is a leak under the pool decking which needs to be repaired

Contracts Subcommittee, Fritz Ring

- The Audio/Visual contract has been signed and will require 50% down in advance of the work being performed
- The Committee is working on clarification of pricing for the landscape contracts
- A request for proposals has been submitted for the auditor contract

ADDITIONAL BUSINESS

MUD #18, Ron Gerlach

- No Report

Villas Master, Bill Burdick

- The Board has been researching the street status (public/private) of Villa D'Este
- The next meeting will be held on Monday, July 31, 2017; homeowner forum begins at 6:30pm and open session begins at 7:00pm

Homeowner Concern Forms, Billy Potter

- Concern regarding dead vegetation on a homeowner's property
- Storage building in a homeowner's back yard
- The Board doesn't get involved in contractor/homeowner disputes

NEXT SCHEDULED MEETING

- Next scheduled Board meeting: August 30, 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

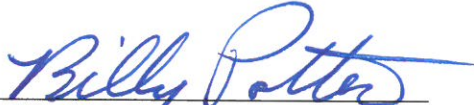
- Upon a motion duly made and seconded, the vote to reimburse a homeowner up to \$360.00 for pool access upon verification of payment
- The Board has noted the three-year cure period for Account # 195301 which ends in June 2018 at which time the issue will need to be reevaluated for deed restriction compliance

ADJOURNMENT

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

Respectfully Submitted,

Michelle King, Recording Secretary



Approved, Billy Potter



Date