



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON SEPTEMBER 25, 2013 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 Wayne Johnson, Secretary Marc Wormser, Treasurer

David Dommert was unable to attend.

IN ATTENDANCE

50 Homeowners were in attendance

Laura Bradley, representing the Managing Agent, Association Management, Inc., and Nancy Triggs, Clubhouse Manager were present.

HOMEOWNER/GUEST FORUM

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

CONSIDERATION OF MINUTES

Upon a motion duly made and seconded, the Board Meeting minutes of July 24, 2013 were approved. An electronic vote held and approved on August 30, 2013 to accept the proposal from R&B Electric in the amount of \$6,249.50 to provide electric enhancements to the Clubhouse was affirmed.

PRESIDENT'S REPORT

Ruth Southard's report included a discussion on traffic management and the following committee changes:

- Upon a motion duly made and seconded, the appointment of Carolyn Beeson to serve on the Grounds Committee was approved.
- Carol Barber and Gene Reddell resigned from the CRC and Election Committees.

TREASURER'S REPORT

Marc Wormser reviewed the August 30, 2013 financial report. As of August 30, 2013, the Association had total revenue of \$142,599.20 total expenses of \$132,583.24 and an operating surplus of \$10,015.96 resulting in an accumulated operating fund balance of \$548,999.22. The Association also had a reserve fund balance of \$1,147,915.91. The treasurer's Report was filed for audit.

Upon a motion duly made and seconded, the following changes to the Investment Policy portion of the Policy Resolution of the Board of Directors of BellaVita at Greentee Homeowner's Association, Inc. were approved:

Page 1: Section – Objectives, Paragraph A-Safety

- a. Strike last sentence beginning with 'The HOA'...
- b. Add: With a security equivalent to FDIC, SIPC, or NCUA the Board may utilize additional investment vehicles available.

Page 2: Section – Authorized Investments, Paragraph B – Certificates of deposit

- a. Change 'two (2) years' to 'three (3) years'

Laura Bradley will send the approved changes to the Attorney and have them filed with the county.

MANAGEMENT REPORT

Laura Bradley reviewed her written report which included the following:

- July Action Item Report
- The ARC and Delinquent Status report. These were tabled for Executive Session.

CLUBHOUSE REPORT

Nancy Triggs reviewed her written report which included some of the following:

- Upon a motion duly made and seconded, installing a new drinking fountain at the pool by AAA Plumbers in an amount not to exceed \$1,786.23 was approved.
- Upon a motion duly made and seconded, the installation of rubber speed bumps on the visitor side entrance close to the barrier gate by H&R Operator Services in an amount not to exceed \$974.32 was approved pending the review and approval of the Task Force
- Upon a motion duly made and seconded, usage of The Annex by the MUD on November 19, 2013 from 6:00 p.m. to 7:30 p.m. for a meeting was approved.
- The Board of Directors will review the proposed revisions to the Club BellaVita Rules and Regulations and have it on the agenda at the November Board of Directors Meeting.

COMMITTEE REPORTS

Facilities: Upon a motion duly made and seconded, raising and leveling 42 sections of the concrete walkway around the lake and 8 mail box pads by CRC Corp. in an amount not to exceed \$12,254 was approved. The Veterans Club will be reimbursing the BellaVita At

GreenTee Association \$2,800 for the mail box pads. The total cost to the Association will be \$9,604.

Finance: Carol Grisanti distributed the 2014 Reserve Study. The Board agreed to consider whether the 2014 inflation factor removed should be removed.

Grounds: Becky Spedden discussed several common areas in BellaVita needing additional landscape and / or maintenance.

Upon a motion duly made and seconded, giving authority to the Grounds Committee to spend up to \$500 for fill dirt and Bermuda grass seed installation on each site that has received commitments from homeowners to water and maintain was approved. Becky will provide updates to the Board of Directors on the areas that have been completed.

Upon a motion duly made and seconded, authorizing the Grounds Committee to spend up to \$500 for buying planter pots for the pool area was approved.

Nature Reserve: The Fall tour will be held on October 19, 2013 at 9:00 a.m.

Task Force: Ron Gerlach discussed the following items regarding the access gates:

- A preventative maintenance contract has been implemented
- The Gatehouse A/C is being evaluated
- A list of back up volunteers is being created for helping to reattach the access arm when it is knocked off
- The new call box at the entrance access gate. The contractor is using BellaVita as a test site for this new design and encourages comment.

Additional Business:

- 2014 Strategic Plan – has been approved
- Traffic Management – Upon a motion duly made and seconded, the Board voted to not approve the changes to speed limits and signage that are required by the city of Pearland in order for them to enforce traffic laws on BellaVita At GreenTee streets.

Safety Awareness Campaign Task Force: Ruth Southard distributed a proposed Safety Awareness Campaign Task Force description, purpose and recommended membership. Upon a motion duly made and seconded, creating a Safety Awareness Campaign Task Force consisting of members Mike Roberson, Larry Alvarez, Denise Barberis, Cliff Simmons, Anthony Virgadamo and ex officio Ruth Southard was approved.

ADDITIONAL BUSINESS

VMA Updates: Bill Burdick reported that the 2014 Villas Master Budget had been completed. There will be no change in assessments from BellaVita.

MUD Updates: Ron Gerlach reported that the next meeting of the MUD #18 is scheduled for a meeting in The Annex November 19, 2013 in the Annex. Repairs and maintenance of the ponds are in progress and a no increase in tax was passed.

Homeowner Concern Forms: Several Homeowners concern forms had been received, reviewed and assigned to the proper committee for action.

SCHEDULE NEXT MEETING

Upon a motion duly made and seconded, continuing to have workshop meetings and Board meetings every other month was approved.

The next regular meeting of the Board of Directors is scheduled for November 20, 2013 at 3:00 P.M. in the Club BellaVita Ballroom.

October 1, 2013 – National Night Out

October 16, 2013 – BellaVita Board Workshop

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.

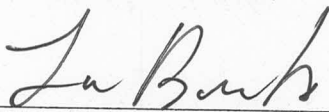
RECONVENE OPEN SESSION

During Executive Session the Board discussed procedures for handling concern forms. The Board also discussed procedures for door restaining and refinishing.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:00 p.m.

Respectfully Submitted,



Recording Secretary



Approved

11/20/2013

Date