

BELLA VITA AT GREEN TEE
FACILITIES COMMITTEE MEETING MINUTES

MARCH 9, 2010

The meeting was called to order at 7PM with the following in attendance: Dennis Akkola, Billy Potter, Roger Valdez, James Warner, Ron Gerlach, Nancy Triggs and Carl Weber.

I. OLD BUSINESS:

A. Pool Cleaning Contract: The pool cleaning contract for 2010 was approved at the 2/24/10 meeting of the BVHOA Board meeting.

ACTION: Information only. Closed item.

B. Mosquito Spraying Contract: The mosquito spraying contract for 2010 was approved at the 2/24/10 meeting of the BVHOA Board meeting.

ACTION: Information only. Closed item.

C. Lighting in Front of the Clubhouse Proposal: The lighting in front of the clubhouse proposal was tabled at the 2/24/10 meeting of the BVHOA Board because there is a possibility that the Veterans Committee will coordinate the widening of the sidewalk by the Arts/Crafts Room clubhouse entranceway in collaboration with the Facilities Committee. If the sidewalk is widened the Board concluded that this might alter the placement of the lights. The Board allowed the Veterans Committee 90 days to finalize plans for the possible sidewalk widening.

ACTION: Open item.

D. Update on Contracts:

1. House Painting: A scope of work for house painting was approved. Possible contractors will be G&G Steelwork and Rueben Tamez Paint Construction who is the current painter for new Village Builders homes in BellaVita. Nancy and Carl will collaborate to determine a third possible contractor.

ACTION: Bids will be requested by Nancy.

2. Front Door Staining: A scope of work for front door staining was approved. Possible contractors for door staining will be G&G Steelwork, Lewis Construction, Rick's Front Door Refinishing and Rueben Tamez Paint Construction.

ACTION: Bids will be requested by Nancy.

3. Metal Fence Maintenance: James discussed 3 separate bids received for G&G Steelwork. One bid was for metal fence repair, one for metal fence painting and one for a quarterly fence maintenance. James is expecting bids from Fence Maintenance

of Houston later this week, and will attempt to get a third set of bids from Highland Homes..

ACTION: The Facilities Committee will request a workshop with the BVHOA Board regarding fences because the Facilities Committee's 2010 operational fence budget is inadequate to cover fence repairs.

4. Wood Fences: Wood fence repair was discussed.

ACTION: The Facilities Committee will request a workshop with the BVHOA Board regarding fences because the Facilities Committee's 2010 operational fence budget is inadequate to cover fence repairs.

E. Soil Erosion by the Cement Pool Deck: Soil erosion under the pool deck has resulted in a crack extending from one edge of the deck about 2/3 of the way to the pool.

There are several places around the edge where soil has receded leaving portions of the deck without support. A review of the pool blueprints suggests tht the retaining wall should extend around the pool but we are seeing soil erosion where the wall terminates.

ACTION: The crack has been caulked as a temporary action. Friendswood Development Company has been sent a certified letter through AMI describing the problem and requesting crack repair and remedial action to prevent further damage.

ACTION: Follow up with Friendswood Development Company by AMI

F. Contract for Service Template: Dorothy Barrera reviewed for the Committee the contract for services template used by AMI. Dorothy made the following recommendations:

"I believe that this is a very good document and one that we should certainly be able to use for major capital expenditures/renovations that are \$250,000 and above. I don't believe it would be useful to use for smaller projects. I think we would have a hard time finding contractors that would agree to this contract.

I do think tht it's important that each proposal we receive for work should have any guarantees clearly stated either for work or product. It should also state the completion date or timeline for completion and a signature of the vendor on the proposal."

ACTION: Dorothy's recommendations were accepted/approved by the Committee. Item closed.

F. Project Manager Proposed Responsibilities: the project manager proposed responsibilities were shared with the Committee last month. Ron stated that the responsibilities will be guidelines as opposed to policy as originally submitted.

ACTION: Project Manager Responsibility guidelines were accepted/approved by the Committee. Closed item.

G. Heat Pump for Clubhouse: James gave a very objective report on beat pumps because it has been suggested they might be an improvement versus our current mode of electric heat for the clubhouse. Heat pumps cost about \$2000-2500 more to replace per unit than our current electric heat units. Heat pumps are more costly to service/maintain. Heat pumps are most efficient above 42 degrees F. There may be a

reduction in use of electricity with a heat pump but it is difficult to determine if the electricity cost savings would be offset by the higher cost of purchasing and servicing/maintaining a heat pump.

ACTION: the Committee accepted James's report but recommended no action at this time. Item closed.

J. Annual Homeowner's Meeting: To be held on Wednesday 3/24/10 at 7pm at the Clubhouse. Committee members are requested to attend.

ACTION: Information only.

II. NEW BUSINESS:

A. Homeowner Safety Concerns:

1. Rocks not flush by the Arts/Crafts Room entranceway:

ACTION: Already corrected by Steve. No further action required. Closed item.

2. Install a second handrail on the pool steps nearest the BellaVita clubhouse kitchen:
This would require draining the pool, digging out the concrete, placement of the new rail and pouring of concrete.

ACTION: The Committee recommended approval of this request but rail installation must wait until the pool requires refinishing in 1-3 years. Open item.

3. Install an iron handrail on each side of the main entrance to the clubhouse: The Committee discussed this topic but no motion for action was made.

ACTION: Request not approved. Closed item.

B. Electric Bill Review: The Committee reviewed some of the BVHOA electric bills for 2009 in conjunction with the above discussion about heat pumps (item I.H)

ACTION: Open item.

Respectfully submitted:


Carl R. Weber