

BELLAVITA AT GREEN TEE

FACILITIES COMMITTEE MEETING MINUTES

July 13,2010

The meeting was called to order at 6:30 PM with the following present: Billy Potter, Dennis Akkola, Norm Banchik, Wayne, Johnson, Nancy Triggs and Carl Weber.

I. OLD BUSINESS:

A. Bollard Lights in Front of Clubhouse: The two bollard lights by the Arts/Crafts room sidewalk entrance have been installed, are functioning properly, and providing sufficient candle power for the purposes for which they were installed.

ACTION: Completed item.

B. Clubhouse Sidewalk Improvement by Arts/Crafts Room Entrance: There has been no action on this item since our last meeting due to the rainy weather which inhibited work on the project and also backed up the workload of the vendor.

ACTION: Follow up next month.

C. Soil Erosion by the Cement Pool Deck: There has been no further action on this item since our last meeting.

ACTION: Follow up at our next meeting.

D. House Painting: The painting of houses scheduled for this year should be completed by 7/14/10. Then the back door of each of these homes will be painted starting 7/15/10. Most of the back doors should be completed by 7./16/10.

ACTION: Follow up next month.

E. Front Door Varnishing: All of the homes requesting door varnishing on the original list have been completed, as well as several homes requesting varnishing once this project began. As of this date 7 additional homeowners have requested door varnishing so they will be scheduled for this service.

ACTION: Ongoing process. Follow up next month.

F. Metal Fences: No requests for metal fence repair were received since the last meeting.

ACTION: Ongoing process. Follow up next month.

G. Wood Fences: No requests for wood fence repair were received since our last meeting.

ACTION: Ongoing process. Follow up next month.

H. Water Well Use Report: 219,400 gallons of Pearland city water were used in May 2010 vs. 55,500 gallons of BellaVita well water.. YTD 134,000 gallons of well water

has been pumped so we are doing okay so far and currently in good shape going into the heat of the summer. We are watering twice weekly with well water by the lakes, but did suspend watering temporarily for a few days due to the recent heavy rains.

ACTION: Continue to monitor.

- I. Update on Re-engineering of Lakes/River Pumping: This project has been completed with excellent results. The river has much more force and the small lake has more water in it now. Repairs to the system are expected to be less and the new pump has a 2 year warrantee.

ACTION: Completed item.

- J. Clubhouse Attic Exhaust Fan Installation: This project has been completed. The lightning protection system was expanded to include the 5 new attic fan exhaust system, and there was no tile roof leakage after our recent large rainfall.

ACTION: Completed item.

- K. Pool Caulking Replacement: The caulking of the pool area is almost complete. The hot tub and 3 fountains also must still be caulked.

ACTION: Follow up next month.

- L. Pool Furniture Repair: All of the pool furniture has now been repaired/re-strung.

ACTION: Completed item.

- M. Additional Speed Limit Signs in BellaVita: This project has recently been assigned to the Communications Committee to address along with other signage throughout the BellaVita community.

ACTION: Information only. No action necessary

II. NEW BUSINESS:

- A. BV Committee Meeting Procedures: The new procedure for committee meetings developed by the BVHOA Board was distributed and reviewed by the Facilities Committee members present.

ACTION: Information only. No action necessary

- B. BV Mission Statement: A draft of the BVHOA Vision and Mission Statement was distributed and reviewed by Facilities Committee members present. In addition, the Facilities Committee's mission statement was reviewed and deemed acceptable.

ACTION: No recommended changes made to the Facilities Committee's mission statement

- C. BVHOA Project Management: The new guidelines to help BVHOA project implementation were distributed and reviewed by those present.

ACTION: Information only. No action necessary

D. Strategic Planning: Carl discussed portions of the BVHOA strategic plan pertaining to the Facilities Committee. Alternative dates were recommended for studying enhancements to the pool area.

ACTION: Carl will share suggestions with the Strategic Planning Committee.

E. BV Project Development Checklist: Wayne discussed the need for a checklist when developing a project. Wayne presented a hard copy draft checklist at the meeting. The Committee asked Wayne to distribute the draft checklist electronically to Committee members for further review and suggested additions.

ACTION: Wayne will distribute electronically for further Committee member input. Follow up at next meeting.

Respectfully submitted,

Carl R. Weber