

BELLAVITA AT GREEN TEE  
FACILITIES COMMITTEE MEETING MINUTES

June 8, 2010

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

I. OLD BUSINESS:

- A. Bollard Lights in Front of clubhouse: The lights are ready to be installed, but they were broken in shipment to the installer. Replacement lights are on order.  
ACTION: Follow up at next Facilities Committee meeting.
- B. Clubhouse Sidewalk Improvement by the Arts/Crafts Room: The sidewalk has been widened by 2 feet and the top coating will be added in 2-3 weeks, weather permitting.  
ACTION: Follow up at next meeting.
- C. Soil erosion by the Cement Pool Deck: Alex Taylor of AMI met with Tim Fitzpatrick of Friendswood Development Co. who indicated that they were going to be selling houses in BellaVita for awhile and was willing to work with us on a solution. A Village Builders concrete representative will take a look at our pool problem.  
ACTION: Follow up at next meeting.
- D. House Painting: Started on 6/1/10. 25 homes have been prepped to date but no painting completed as of today due to rain. Nancy is keeping everyone up to date on the project on the BellaVita website with frequent updates.  
ACTION: Follow up at next meeting.
- E. Front Door Varnishing: Only 7 front doors have been varnished due to the rainy weather. 6 doors/day are scheduled for varnishing until all are finished. Several homeowners have recently asked to be added to the door varnishing work list.  
ACTION: Follow up at next meeting.
- F. Metal Fences: The Facilities Committee's recommendation to the BVHOA Board to repair all BV metal fences and obtain a quarterly maintenance contract was not approved by the Board at this time. The Board wishes to first get a recommendation from the Fence Maintenance Task Force.  
ACTION: Await the Fence Maintenance Force's recommendation.
- G. Wood Fences: No report due to Dennis Akkola's absence. Wood fences are also being reviewed by the Fence Maintenance Task Force of which Dennis is a member.  
ACTION: Follow up at next meeting.

H. Water Well Use Report: 456,500 gallons of Pearland city water was used in May 2010 and 36,600 gallons of BV well water was used in May 2010. 78,500 gallons of BV well water has been used to date. The well water system was turned off to save water on 6/4/10 due to about 6" of rain last week.

ACTION: Continue to monitor well water use.

I. Engineering Review of Lake/River/River Pump: The BVHOA Board approved a \$12,990 contract with Gulf Coast Pump to revamp our existing 2 sewer pump features into a single 5 hp water pump that delivers 450 gpm from the bottom of the large lake to the top of the river. Included in the quote is enlarging the opening under the existing river bridge to accommodate the higher water flow rate. Materials and labor are warranted for 24 months. Larry Alvarez of BV will consult on this project and Nancy will be the Project Manager. Work will start on 6/14/10.

ACTION: Follow up at next meeting.

J. Cost Review of BellaVita Reserve Estimates with the Finance Committee: Nancy and jCarl have provided information to the Finance Committee on this topic, and the Fence Maintenance Task Force will do likewise.

ACTION: Information only. No action necessary at this time.

## II. NEW BUSINESS:

A. Pool Heater Replacement: One of the 4 pool heaters had to be replaced under warrantee.

ACTION: Information only. No further action required at this time.

B. Spa Blower Replacement/Electrical Repair: One of the spa blower pumps went out and was replaced, but during replacement the pool maintenance man was shocked by electricity. Weeks Electric found a wire exposed by a screw and made the repair.

ACTION: Information only.

C. Clubhouse Roof Leak Repair: Brinkman Roofing worked again on the clubhouse tile roof leak (under warrantee). The roof is now not leaking after 6" of rain.

ACTION: Information only.

D. Clubhouse Attic Radiant Barrier: Several wide ranging quotes were received to put a radiant barrier in the clubhouse attic. The BVHOA Board decided against installation because Brinkman Roofing said it would not be cost effective because all areas of the attic could not be reached for installation of radiant barrier.

ACTION: Information only.

E. Clubhouse Attic Exhaust Fan Quote: Brinkman Roofing quoted \$5500 to install 5 attic fans and the BVHOA Board accepted this bid. Work will start the week of 6/14/10.

ACTION: Information only.

F. Pool Caulking Replacement Quote: the BVHOA Board approved a bid of \$3975.80 to remove all existing deteriorated caulking material around the pool, hot tub and fountain and apply new polyurethane expansion joints.

ACTION: Information only.

G. Pool expansion Joint Sealing Quote: This quote has not yet been received.

ACTION: Follow up at next meeting.

H. Landscape Lights Replacement: Steve Wynn has almost completed replacing all of the existing landscape lights around the clubhouse and the new lights look so much better. Steve has been working on the project for several weeks.

ACTION: Information only.

I. Clubhouse Pressure Washing: Steve has been pressure washing the clubhouse exterior as time allows.

ACTION: Information only.

J. Pool Patio Furniture Repair: Pool patio furniture repair quote of \$9600 was approved by the BVHOA Board. A third of the furniture will be repaired at a time. The first third is complete and the second third is being repaired now.

ACTION: Information only.

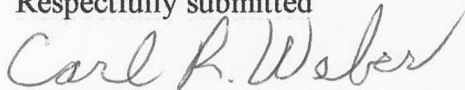
K. Clubhouse A/C Maintenance Repairs: G&W Airconditioning and Heating replaced the pole connectors and the first of 3 regular maintenance services was completed. Unit #12 (A&C Room) went down. The evaporator coils froze up and leaked down into a control panel and the blower. Both had to be replaced. The kitchen unit went down and a capacitor has been replaced. Unit #12 is leaking water in the electrical room and is being worked on and the unit attic pan is leaking and we are awaiting pricing.

ACTION: Information only.

L. Strategic Planning Conference: Wayne Johnson announced there would be a strategic planning conference on June 11 for BVHOA Board members and on June 12 for BVHOA Board members and Committee Chair. A mission statement will be developed for the BellaVita community.

ACTION: Information only.

Respectfully submitted



Carl R. Weber