

BELLAVITA AT GREEN TEE

FACILITIES COMMITTEE MEETING MINUTES

November 9, 2010

The meeting was called to order at 3:00PM with the following present: Dennis Akkola, Billy Potter, James Warner, Roger Valdez, Wayne Johnson, Nancy Triggs, Bill Bell and Carl Weber.

I. INTRODUCTION OF POTENTIAL NEW COMMITTEE MEMBER: Bill Bell was introduced to the Committee members as a potential new Committee member. Bill has over 40 years experience as a general contractor building homes and large apartment complexes. Bill possesses experience and abilities that will enhance the Committee and he has agreed to serve on the Committee.

Action: Carl will submit Bill Bell's name for Committee membership approval to the BVHOA Board.

II. OLD BUSINESS:

A. METAL FENCES: No metal fence maintenance repair requests were received since the last meeting.

Action: Ongoing process. Follow up next month.

B. WOOD FENCES: Dennis reported that 11 wood fence maintenance repair requests were resolved since the last meeting. One of these repairs had to be redone due to poor initial repair quality. One recent new repair request is outstanding at this time.

Action: Ongoing process. Follow up next month.

C. RESIDENT FRONT DOOR VARNISHING: Nancy reported about 20 homes are on the current list for front door maintenance. The Committee reviewed the new BVHOA Board Policy 2010-006 regarding Maintenance of Homeowner Front Doors.

Action: Ongoing process. Follow up next month.

D. 2011 DOOR PREVENTIVE MAINTENANCE CONTRACT: The current front door maintenance contract expires on 12/31/2010. The current vendor has agreed to continue the contract at the same cost.

Action: The Committee recommended to extend the contract with the current vendor for one year. Carl will work with Nancy to finalize the contract paperwork for presentation to the BVHOA Board. One minor wording change was made to the scope of work for clarification.

E. 2011 POOL MAINTENANCE CONTRACT: The 2011 pool contract was reviewed by the Committee. The terms and cost are identical to the previous contract.

Action: The Committee recommended approval of the 2011 pool maintenance contract. Carl will present it to the BVHOA Board for their approval.

F. WATER WELL USE REPORT: No usage report was available this month due to Steve Wynn's vacation. We have not watered the last week due to adequate rainfall. The invoice for the recent water well pump repair was shared with the Committee members

Action: Ongoing process. Continue to monitor.

G. DAMAGED CURBS IN SECTION FIVE: Roger submitted his address list and report of his review of damaged curbs in Section 5. There was considerable Committee discussion on this topic.

Action: Roger will work with Benny Frank, our construction advisor to the Committee, to review the curbs and try to develop a way to get contractor bids to share with the BVHOA Board.

H. SOIL EROSION BY THE CEMENT POOL DECK: A meeting was conducted last week with the Village Builders representative, the Watts pool company representative whose firm constructed the pool, and the pool company decking representative. They assessed the pool area and will develop and submit a plan relative to the issues. They agreed to inform BellaVita of their findings within a couple weeks and are trying to locate the original drawings. Watts will recommend how the pool can be repaired, how we can minimize future cracking, and will provide a cost estimate.

Action: Information only. No Committee action required at this time.

I. NATURE PRESERVE UPDATE: Wayne updated the Committee on the nature preserve. There will be a meeting on 11/10/2010 with Ms. Renee West, our BellaVita developer who has agreed to donate the land to us. Various legal matters will be discussed at this meeting as well as the walking trail to be built in the 65 acre plot. We have applied for a common property tax status with expected taxes of only about \$100 annually. An environmental assessment has been done on the property and there are no environmental issues to address.

Action: Information only. No Committee action required at this time.

III. NEW BUSINESS:

A. NEW BENCHES AROUND LAKE: There are 6 mobile benches around the lake and there is a safety issue with them that the Board asked the Committee to address. The old wood benches should be discarded and replaced with new benches. The BellaVita Garden Club previously donated two polyethylene park benches to BellaVita that are outside the front entrance of the clubhouse that should be more durable and lower maintenance than the old wood benches.

Action: The Committee recommended the purchase of 6 polyethylene park benches for the lake identical to the benches in front of the clubhouse. Carl will present this recommendation to the BVHOA Board.

B. BELLAVITA SIGN TASK FORCE RECOMMENDATIONS: Carl shared a copy of the recommendations to the Committee from a task force headed by Bob Stockinger. The recommendations were incomplete (no costs, number of signs, etc.) and have not been approved by the BVHOA Board. Carl recently was informed that the Communications Committee would be developing guidelines for signs.

Action: Tabled until the Communications Committee's guidelines for signs is developed and approved.

C. 2011 FACILITIES COMMITTEE BUDGET: A copy of the 2011 Facilities Committee budget was shared with the Committee.

Action: Information only.

D. MAXTRAC: AMI uses the MAXTRAC computer system to track BellaVita homeowner requests for services such as fence repair, door varnishing and other issues. It is a work in progress and could be a valuable tool for some Facilities Committee project managers. A weekly MAXTRAC report will be provided to Committee Chair.

Action: Information only.

Respectfully submitted,

Carl R. Weber
Facilities Committee Chair