

BELLAVITA AT GREEN TEE

FACILITIES COMMITTEE MINUTES

October 19, 2011

The meeting began at 3:00PM with the following members present: Kelley Paterno, Bob Paterno, Billy Potter, Fred Fargo, Bob Stockinger, Board Representative Ron Gerlach, Nancy Triggs and Dennis Akkola. Wayne Johnson, Ron Lauve, Thom Paterno, Lyle Ganuchau, Benny Frank, and James Warner were absent. Board Member Bill Burdick also attended.

New Committee Chairman: Ron G. began the meeting by announcing the resignation of Chairman Akkola effective the end of October due to family priorities. He announced that Fred Fargo had accepted the job and that Dennis will work with him to ensure a smooth transition.

Door Maintenance: Kelley announced her resignation from the committee due to health problems. Her energy, organization, and dedication to the committee will be sorely missed. She has been training Lyle to replace her as the Door Maintenance Project Manager. She indicated that in the last month, thirteen doors have received maintenance and there are currently four on the waiting list. She will get with the contractor to determine if he wants to do just the four doors or wait until April of next year as it is getting late in the painting season.

Fence Maintenance: Bob Paterno indicated that the wood fence repair requests continue at a fair pace. A discussion was held on whether to adjust the fence standards for the width of the gate as some have noticed problems with Brandon's mowers getting through the gates. Brandon has been using 32" mowers and gates are presently 36" wide minimum. Since the problems are being noted it was felt that we need to check with Brandon to see if he is buying larger mowers or if he just needs to ensure that his employees are more careful. A 38" or 42" gate standard was also discussed but no decision was made. Ron L. has sent letters to about eight fence companies asking for pricing on our new standards for fences. He has not received any replies to date. Regarding the major project to begin fence replacement, Ron L. is continuing to research and analyze the costs before any recommendation can be made to the Board.

Pool Maintenance: Benny and Lyle both had conflicts and were unable to attend this meeting. Ron G. explained that one issue needed to be resolved before any major pool project can begin. He indicated that, according to City of Pearland drawings, a storm sewer pipe is supposed to exist under the southwest corner of the pool. He and Bob S. have worked the area with a metal detector trying to locate the pipe with no luck. Currently, the line is filled with water and thus is not draining properly. Nancy will have plumbers come out with an underwater camera to try and determine the exact location of the pipe and to determine why it is not draining into the small lake as per the City of Pearland's drawings.

Water Quality: Fred reported that the new flush valve has been installed on Tuschman and appears to flush straight into the storm sewer rather than into the street. This appears to have produced a positive outcome as homeowners have reported that currently there is no bad smell from the water. Fred also reported that he is awaiting an engineer's report on the cracks that

have been noticed around the large lake. Uneven concrete has been noticed around the lake and it has been reported that one resident recently fell. The committee felt that the problem could not be physically addressed at this time as any fix would be offset by shifting ground with potential rains. We will put an article in the BellaVita newsletter warning walkers to be careful.

Strategic Plan: Ron G. went over items in the new Strategic Plan that referred to the Facilities Committee. The items were each discussed and those requiring needed further work were noted.

Maintenance Policies: Dennis discussed the work he had done with the newly established Policies Task Force. He discussed proposed changes with the committee:

- 1) Door Refinishing: When routine door maintenance is not adequate to bring the door up to community standards and the owner elects to use an outside contractor for door refinishing, the HOA will not reimburse the owner. When routine door maintenance is not adequate to bring the door up to community standards and the owner elects to use the HOA contractor for door refinishing and/or weather-strip, the HOA will reimburse the owner for the routine maintenance cost of the door and the weather-strip (if required) that would have been paid by the HOA.
- 2) House Painting: If an owner elects to use an outside contractor for house painting, the owner must meet specific requirements and sign a waiver. The waiver policy and the waiver form were combined to eliminate redundancy and eliminate inconsistencies.

Dennis