

BELLAVITA AT GREEN TEE  
FACILITIES COMMITTEE MEETING MINUTES

September 14, 2010

The meeting was called to order at 3:00PM with the following present: Dennis Akkola, Roger Valdez, Nancy Triggs and Carl Weber.

I. OLD BUSINESS:

A. CLUBHOUSE SIDEWALK IMPROVEMENT BY ARTS/CRAFTS ROOM

ENTRANCE: The sidewalk entrance to the clubhouse was recently completed with a reduced slipping surface applied to it. The support of the Veterans Committee on this project is greatly appreciated by the BellaVita community.

Action: Completed item.

B. POOL CAULKING: The pool caulking project has been completed using a second contractor who caulked the spa, fountain, both pool planters and completed the touch up around the pool.

Action: Completed item.

C. RESIDENT FRONT DOOR VARNISHING: We have a few homes on the list to have their front doors varnished and will complete those homes when we get a few more homes on the list. There is nothing eventful to report on this topic at this time.

Action: Ongoing process. Follow up next month.

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

Action: Ongoing process. Follow up next month.

E. WOOD FENCES: Dennis Akkola reported on wood fence repairs since the last meeting and discussed individual homeowner repair requests.

Action: Ongoing process. Follow up next month.

F. WATER WELL USE REPORT: The Harris-Galveston County Subsidence District contacted AMI on 8/31/10 requesting BellaVita submit our water usage reports from 9/1/09 to 9/1/10 to review our application to pump well water for irrigation around our lakes. We only pumped 354,300 gallons during this twelve month period for several reasons: (1) We stopped pumping in September 2009 when we learned that we had exceeded our pumping limit, (2) We did not start pumping again until late April 2010 due to adequate rainfall early in the year, and (3) We have been conservative in our usage by

manually intervening in our watering schedule when we have had rain and it has been a good year for rainfall to date.

In 2010 we are allowed to pump 925,000 gallons of well water or 20% of our Pearland city water usage, whichever is lowest. We submitted our water well usage report as requested, along with a cover letter explaining our low water well usage to date. We also requested that the Subsidence District not reduce our water well usage quota.

Action: No follow up required at this time unless there are changes made by the Subsidence District.

**G. 2011 POOL MAINTENANCE CONTRACT:** Nancy talked with our pool maintenance contractor and he is interested in renewing our pool contract for 2011 with no price increase.

Action: Nancy will work with our pool maintenance contractor to renew our pool contract for 2011. Follow up next meeting.

**H. 2011 DOOR VARNISHING CONTRACT:** The current front door varnish contract expires on 12/31/10. The Committee previously agreed to try to renew the contract with current contractor because his quality of work has been acceptable and is reasonably priced. Nancy talked with the current contractor and he is interested in varnishing our doors next year. When the latest list of homes has their doors varnished Nancy will follow up with the contractor to determine if he will continue to provide his services at the same prices as in 2010.

Action: Nancy will follow up with the current contractor and Carl and Roger will review the scope of work to determine if any modifications are needed. Follow up next meeting.

**I. 2011 MOSQUITO SPRAYING CONTRACT:** The current mosquito spraying contract expires 12/31/10 and will need to be renewed/extended. Carl contacted the mosquito spraying contractor who stated they would automatically send out a new contract for mosquito spraying near the end of 2010 for the 2011 spraying season. If we have to extend mosquito spraying past the end of October 2010 we should contact the vendor and they will spray another month this year at the current 2010 rate. In 2009 we had to mosquito spray in November due to rainy and warm weather causing mosquito issues for us in November 2009.

Action: Follow up at the November 2010 Facilities Committee meeting.

**J. SOIL EROSION BY THE CEMENT POOL DECK/2011 FACILITIES COMMITTEE BUDGET ADDENDUM:** BellaVita received a quote to build a 70 foot retaining wall for the swimming pool. We received another quote to drill holes into our pool decking and insert up to 6 yards of liquid concrete to stabilize the area beneath the pool deck. The retaining wall is needed to assist in the concrete stabilization process and must be completed prior to the concrete being injected below our pool deck.

We also received a quote to pressure wash the entire deck, repair existing cracks prior to texturing, installing seals in all existing expansion joints, and installing texture on the entire pool deck.

The clubhouse and pool are still the property of the builder (Lennar Corporation) and they have been contacted by the BVHOA Board to help resolve this issue. Further discussions are pending relative to resolution.

Action: No further action required. Information only

**K. TREES BY BELLAVITA STREET LIGHTS:** At the August 2010 Committee meeting Roger Valdez announced that some of the BellaVita street lights are close to being partially blocked due to tree growth near them. Some of the trees are in the common areas and some are on homeowner's private property. Carl requested some direction from the BVHOA Board on this matter

The BVHOA Board suggested that Roger notify the Grounds Committee Chair regarding trees/street light issues in the common areas. The Grounds Committee should follow up and make arrangements for the tree trimming, if they consider it appropriate. The BVHOA Board suggested that Roger contact Edith Ernwell at AMI regarding trees/street lights on private property and AMI could have Mickey Dillon review the matter on his monthly BellaVita inspections.

Action: Completed item.

## II. NEW BUSINESS:

**A. FACILITIES COMMITTEE MEETING TIME:** The Committee has officially been meeting the second Tuesday monthly at 7:00PM, although the last 2 meetings have been at 3:00PM. Most Committee members prefer meeting during the daytime. It was agreed that meeting monthly on the second Tuesday (same date) but at 3:00PM (new time) would be preferable.

Action: The new Facilities Committee meeting time will be monthly on the second Tuesday at 3:00PM.

**B. CHANGE IN OCTOBER 2010 FACILITIES COMMITTEE MEETING DATE:** Carl will be out of town October 10-27, 2010. The second Tuesday in October is on the 12<sup>th</sup> and Carl will be unable to attend. Carl asked the Committee if we could change the October meeting to the first Tuesday that would be October 5<sup>th</sup>, 2010. The Committee concurred.

Action: The October 2010 Facilities Committee meeting will be held on Tuesday, October 5 at 3:00PM.

**C. FRONT EXIT GATE REPAIR:** The right front exit gate at BellaVita was hit by an automobile on Saturday 8/28/10 at about 6:30AM and considerable damage was done. The Exit Swing Gate Operator and stand was damaged and replaced at a cost of \$3788.75. Part of this cost may be recouped by our insurance. Since we do not have a camera that reads license plates of the exit gates, we did not get a license plate number of the auto that caused the damage.

Action: Information only. No Committee action required.

D. CURB BREAKAGE/CONCRETE REPAIR: HOA Board Chair Ron Gerlach suggested that we get a quote for concrete repair of curbs in BellaVita in 2011. The Committee was not certain if there is a map of the damaged curbs. Roger Valdez volunteered to help identify damaged curbs if this has not been completed.  
Action: Carl will follow up with Ron Gerlach to determine if a map of our damaged curbs is already available.

E. NATURE PRESERVE UPDATE: Carl gave a very brief update on the nature preserve. BellaVita has not accepted ownership of the additional land until a few issues are resolved. A BellaVita nature preserve task force has just been established that will review both legal issues and the maintenance costs for the trail that the developer plans to install. James Warner and Carl will represent the Facilities Committee on the nature preserve task force.  
Action: Information only. No Committee action required at this time.

Respectfully Submitted,

Carl R. Weber