

BELLAVITA AT GREEN TEE

FACILITIES COMMITTEE MEETING MINUTES

October 5, 2010

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

I. 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 Akkola reported that two wood fence maintenance repair requests were resolved since the last meeting and a request received on 10/4/2010 would be addressed soon.

Action: Ongoing process. Follow up next month.

C. RESIDENT FRONT DOOR VARNISHING: Nancy reported that 16 front doors were completed last week. This included 3 doors requiring refinishing and 13 doors requiring maintenance (varnishing only). There are 6 doors still on the list that Nancy is trying to schedule with homeowners. The BellaVita newsletter notice appears to be successful in reminding homeowners to schedule front door maintenance. Nancy stated that 3 homeowners have requested front door varnishing even though their door was varnished less than 2 years ago. This may be due to poor quality work by the previous door varnish contractor.

Action: The Facilities Committee recommended that the BVHOA Board approve these 3 doors for varnishing prior to the 2 year time period. This topic will be presented at the next Board meeting by Roger Valdez. Nancy will provide the 3 home addresses to Roger.

D. 2011 DOOR PREVENTIVE MAINTENANCE CONTRACT: The current front door maintenance contract expires on 12/31/2010. The current vendor has verbally indicated to Nancy that he would like to continue the contract next year and his quality of work has been acceptable and is reasonably priced. The Committee reviewed the current scope of work and made one minor wording change for clarification.

Action: Nancy will follow up with the current contractor regarding his prices for next year. Follow up next month so we can present the contract to the BVHOA Board for approval in November 2010.

E. 2011 POOL MAINTENANCE CONTRACT: Our pool maintenance contractor has indicated that he is interested in renewing our pool contract for 2011 with no price increase.

Action: Nancy will present the new 2011 pool contract at the next Facilities Committee meeting for Committee review. If recommended for approval by the Facilities Committee, the contract will be discussed at the November 2010 BVHOA Board meeting for possible final approval.

F. WATER WELL USE REPORT: YTD we have used 2,054,416 gallons of Pearland city water. 20% of this figure is 410,883 gallons and we have pumped only 317,000 gallons YTD of well water. So we are 93,000 gallons below our limit YTD. We started watering 3 times weekly around the lake due to the recent dry weather. Nancy reported that the pressure holding tank that maintains the prime for the water well pump rusted out in the bottom. The pump repair man is coming on 10/6/2010 to address this matter. We are not now pumping well water and we may need to re-prime the well water pump.

Action: On going process. Continue to monitor.

G. SOIL EROSION BY THE CEMENT POOL DECK: Further discussions with Lennar Corporation are pending relative to resolution of this matter. Lennar Corporation is still owner of the pool and clubhouse property and they have been contacted by the BVHOA Board to help resolve this issue.

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

H. NATURE PRESERVE: Wayne gave an update on the 64 acre nature preserve being gifted to BellaVita by the developer. The BVHOA Board has suggested some changes to the wording in the gift of deed that has been verbally agreed to by the developer. A memorandum of understanding is also being developed by the BVHOA Board. The Board is also pursuing obtaining the lowest possible tax rate for the property in the reserve.

A six foot wide trail is being considered by the developer. BellaVita may suggest the developer build a low maintenance trail using crushed rock rather than a hard surface trail. The primary maintenance cost of a crushed rock trail would be the purchase of herbicide. This type of trail is used at Armon Bayou Park and also the city of Seabrook walking trail.

Action: Information only. No Facilities Committee action required at this time. Trail maintenance may be a future Facilities Committee responsibility.

II. NEW BUSINESS:

A. BELLAVITA FENCE MAINTENANCE TASK FORCE: This task force met last week with part of the BVHOA Board as a workshop and made recommendations regarding metal and wood fence maintenance. The BVHOA Board is meeting next week to discuss fences and finances. The administration of a fence replacement program will also need to be considered.

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

B. ADDITIONAL BELLAVITA WATER LINES: Pearland is considering an additional water line for BellaVita and Villa Verde that will run from the Dixie Farm Road water treatment plant. Pearland is working with the Harris County Flood Control District to resolve some issues prior to starting the water line construction. This new water line will put the BellaVita subdivision on a flow through basis to improve water quality.

Action: Information only.

C. HOMEOWNER CONCERN FOR ADDITIONAL LAKE FACILITIES: The Committee discussed a homeowner concern request forwarded from the BVHOA Board regarding additional benches around our lakes and additional trash cans at each end of the lake. We currently have 6 benches around a one-mile lake trail and the Committee agreed that was sufficient. There is cost to purchase more benches and a cost to maintain the benches. There are currently 6 trashcans around the lake that are not full when emptied weekly. Trash cans predominantly contain pet droppings. Additional trash cans at the end of the lake were not deemed advisable because they might be used to drop other refuse due to their location to North and South Riviera.

Action: Requests not approved. There was no motion made by any Committee member to support these two requests. So the topics were not approved due to a lack of a motion.

D. NEW FOOD WARMER: A new food warmer has been purchased for BellaVita. It will be used in the kitchen and the Arts/Crafts Room for events requiring food needing to be kept warm. The food warmer requires a 20 amp plug. We have 15 amp plugs in the Arts/crafts room and two 20 amp plugs. There is a concern the food warmer might be plugged into a 15 amp plug and trip the electrical breaker. Nancy suggested that this issue be directed to the clubhouse Advisory Committee because it is the BellaVita clubs that will use the food warmer.

Action: Nancy will take this issue to the Clubhouse Advisory Committee to develop a way to advise users of the food warmer to use the 20 amp plug for it.

E. HOUSE PAINTING: Nancy reviewed the final punch list with G&G regarding homeowner house painting issues. Nancy discussed one homeowner's concerns with the Committee. The Committee suggested the homeowner complete a homeowner concern form for BVHOA Board consideration if the homeowner wishes to pursue the matter because the Committee did not consider this matter the fault of the painters.

Action: If the homeowner wishes to pursue this matter Nancy will suggest use of the homeowner concern form.

F. DAMAGED CURBS IN SECTION FIVE: BellaVita has not yet accepted ownership of the streets/curbs in Section 5. There are several areas on South Venice and Berlino with damaged curbs. The BVHOA Board asked the Facilities Committee to get some quotes on curb repair costs. It was suggested that Benny Frank may have some suggestions about how to request bids on the damaged curbs.

Action: Roger Valdez will develop an address list for the damaged curbs and Carl will talk with Benny Frank about how to bid this work. The developer said she would assist BellaVita in resolution of damaged curbs in Section 5.

Respectfully Submitted,

Carl R. Weber