

Bella Flora Corporate HOA

Meeting Minutes

10 February 2017

I. Call to order

Chuck Peterson called to order the regular meeting of the Bella Flora Corporate HOA at 4 pm on 10 February 2017 in the Merchant home, 8112 Bella Flora Dr.

II. Roll call

Ken Merchant conducted a roll call. The following persons were present: Chuck Peterson, Jerry Fisher, Ken Merchant, and Cyndi White (Globalink Management). Residents in attendance included Vince & Debbie Borrello, Russell Carr, and Bob McCarthy.

III. Approval of minutes from last meeting

Minutes from the previous meeting were approved.

IV. Open issues

There were no open issues from the prior board meeting.

V. New business

- a) Chuck Peterson opened the meeting and asked Jerry Fisher to present the January Financial Report. Overall, the month was good with few unplanned expenses ending \$26,000 to the positive.
 - 1) A successful financial audit was completed with no observations meriting concern.
 - 2) Jerry suggested that we begin charging a fee for replacement gate transmitters now that the majority of homes are complete. New transmitters will continue to be provided to new homeowners but a fee of \$25 per transmitter will be charged for lost or damaged transmitters. The board also decided to set a limit of 4 transmitters per household. No limit existed previously. Ken Merchant motioned for approval, Chuck Peterson seconded and the motion passed unanimously.
 - 3) Cyndi White provided the current checking account balance of \$250,796.57 as of 31 Jan 2017.
 - 4) Jerry motioned to table any discussion of capital expenditures. Ken seconded. Motion carried.
 - 5) Cyndi provided an update on HOA dues status. As of 31 January, all dues were paid in full with 12 exceptions in Bella Flora and 2 in The Creeks. Delinquency

letters have been sent to the 14 homeowners. Jerry inquired about prior years' payments. Cyndi reported that in earlier years, the development had numerous late payers but in recent years, dues were paid in full. She reported that all 2016 dues had been paid in full. Jerry also asked if a board vote was required to record a lien in the event such action is needed and Cyndi confirmed that was the case.

- b) The board members had been provided and reviewed the current landscaping contract with Texas Lawns prior to the meeting. All agreed the contract is reasonable for services rendered.
 - 1) Jerry suggested the board consider a revision regarding plantings at the main entry gate. The contract states the plantings will be changed several times each year but it open ended regarding expectations, simply stating they will be, "equal to or better than the prior year". The board agreed to work with Texas Lawns to better define expectations.
 - 2) Jerry noted that Texas Lawns had made some favorable adjustments that reduced costs to the HOA for mowing the power line areas. The HOA benefitted to the tune of several hundred dollars per mowing over prior years.
 - 3) Jerry recommended the HOA pursue a new competition in 2018. He recommended the board approve the current contract for 2017 which is effective for one year from the signature date. The board agreed. The board had also been given the chance to review the nearest competitive bid.

- c) The board then discussed the current security agreement with Smith's.
 - 1) No change is recommended at this point but we recognized residents are questioning the value for the price paid. The board was reminded the agreement is month to month requiring a 30 day notice to cancel.
 - 2) Cyndi followed up on last meeting's discussion and clarified that Smith's is splitting their patrol time in accordance with the cost sharing arrangement with Bella Ranch (70% Bella Flora/Creeks and 30% Ranch).
 - 3) Ken asked for a clarification of Smith's responsibilities and authorities under the current arrangement and asked that a representative be present at the annual HOA residents meeting in March. Other board members concurred. He also recommended requiring Smith's to provide a daily report summarizing any unusual activities each day.
 - 4) Cyndi agreed to add Smith Security's phone number to the top of the Facebook page and Resident Roster.

- 5) Jerry reported he had spoken with Sgt Tremaine of the Tarrant County Sheriff's office. Sgt Tremaine is willing to attend the annual meeting as well to discuss security and potential for establishing a Neighborhood Watch. Sgt Tremaine suggested the board send residents a letter indicating we're aware of the recent complaints regarding behaviors inconsistent with the covenants (i.e., vandalism, noise, ATVs and unruly children). He also recommended calling 9-11 to report issues.
- d) The meeting continued with a review of CCA Violations and Fines.
- 1) None of the current violations have reached the fine stage yet but there had been no resident responses from the latest round of violations. The board discussed the need for sending notices by certified letter and agreed to consider that as an appropriate action for violations moving to the fine stage. Cyndi indicated Texas law only requires the notices to be posted to be considered delivered.
 - 2) The board was instructed that variances can be granted for existing violations but residents are required to request variances.
- e) The board then discussed the need to establish committees.
- 1) Chairs will be appointed and volunteers will be requested to round out each committee. Cyndi recommended committees be limited to either 3 or 5 individuals.
 - 2) Discussion ensued on which committees were required. An Architectural Control Committee (ACC), Social Committee, and a Neighborhood Watch Committee were considered. Also discussed was the need for a legal advisor but Cyndi reminded the board that we retain an attorney for legal advice.
 - 3) Ken asked how the Creeks will be involved in governance. By covenants, they are not permitted to vote for board members but Cyndi indicated they are able to serve on committees. This led to a possible future topic regarding a future merger between Bella Flora and The Creeks. This issue was tabled.
- f) The discussion moved to ATVs, Golf Carts and Go Karts.
- 1) The board has received numerous resident complaints about noise and safety. Jerry took action to draft an amendment covering Bella Flora/Creeks rules for motorized vehicle usage throughout the neighborhood. Once reviewed by the board, the draft will be available for review and put to a vote.
 - 2) Coverage will include underage/unlicensed drivers, nighttime driving without lights, noise, overloaded vehicles, and access to running trails and bridges. A copy

of the Monserrat amendment has been obtained and will be used as a framework for the draft.

- 3) Ken indicated he had seen rails added to bridges that limit access to walkers, runners and cyclists at several military installations he had served on. They can be painted to match the bridge color so they're less obtrusive visually.
- g) The discussion then turned to recent vandalism incidents. These include soap being placed in the fountain at the entrance to the development and damage to all three bridges on the property. The board thanked Jerry for donating his time to repair the most recently damaged bridge. Repair estimates had been as high as \$400 but Jerry did the work for less than \$100 in materials.
- h) The board discussed other issues for future meetings. These included obtaining power for the gate between The Creeks and Bella Ranch, obtaining stickers to be placed on resident's vehicles enabling security to know whether vehicles belong in the neighborhood, installation of additional cameras at key locations in the development,
- i) The board reaffirmed the date for the annual meeting. A notice has been sent to all residents establishing the Annual HOA meeting at 7 pm on 9 March at Mira Vista Country Club. Residents are asked to RSVP to ensure sufficient seating and refreshments are available. A list will be provided to MVCC Security for entry.
- j) The board also established the date for the next executive board meeting which will be limited to board members and decided on 4 March 2017 at 4 pm. A follow-on executive session will be held the day after the HOA meeting, 10 March.

Adjournment

Chuck Peterson adjourned the meeting at 5:01 pm.

Minutes submitted by: Ken Merchant