

Bella Flora HOA Board of Directors

Meeting Minutes

March 14, 2019

I. Call to order

Chuck Peterson called to order the regular meeting of the **Bella Flora Board of Directors** at **7:07 PM** on **March 14, 2019** in **Fort Worth**.

II. Roll call

The following persons were present: Chuck Peterson, Russell Karr, Vince Borello, Hadley Woerner and Cyndi White (GloboLink).

III. Election of Offices

The board elected the members to serve in the following offices:

Chuck Peterson, President
Russell Karr, Vice President
Ken Merchant, Secretary
Hadley Woerner, Treasurer
Vince Borello, Member at large.

IV. Financial Report

The January-February financial report was presented by Cyndi White and accepted by the board.

V. Open issues

- a) Trash Can Ballot – A discussion was held about the ballot previously submitted to homeowners and it was suggested that the language be modified to reflect ‘hidden from view of the street the house fronts’ and ‘removal from street by the next morning’.
- b) Homeowner’s request for payment plan due to hardship. This matter was discussed and a plan was agreed to by the board. Plan will be submitted to homeowner for signature.
- c) Open ACC Requests – the currently open requests were discussed by the board and board member comments will be added to the specific requests online. Board members are advised to use Firefox to review ACC Requests because Edge is not working properly.
- d) Bridge Repairs – A bid had been previously requested from Fence Fixers, but not received. Chuck will seek another bid.

VI. New business

- a) Pond Levels – A discussion was held about the lake levels being low, so Cyndi was tasked to check with Texas Lawns about the cause and resolution.
- b) Street Light – The street light at Portifino has been flickering. Will be reported to Tri-County.

- c) Curb Project – Chuck presented a bid for curbing design and construction for entrance gate area. He will obtain more details and represent to BOD for approval.
- d) Traffic Survey – The previously conducted traffic survey was discussed and Cyndi is to send the raw data to the BOD.
- e) Street Sign Project – The previously prepared street sign project was discussed and Cyndi is to send all details to the new board members for review.
- f) Christmas Lights – Cyndi was tasked with contacting C&T (current contract provider) regarding taking possession of the Bella Flora Christmas lights.
- g) Entrance Sign Project – Russell presented the details of his proposed signage for the entrance/exit areas. All signs were approved by the BOD.
- h) Survey – Hadley proposed a new survey and will put together the list for BOD review. Survey to include multiple issues recently discussed amongst neighborhood (e.g. noise, fireworks, etc.)
- i) Cameras – A discussion was held about the need to add cameras to the entrance gate area as well as upgrading the NVR to accommodate them. Project under investigation.
- j) Guard/Visitor Application – Cyndi presented the guard application built with access to the HOA databases. Chuck proposed purchasing a surface tablet for guards to use to log visitor details. BOD approved purchase of tablet.
- k) Bella Crossing – The Bella Crossing development (new development east of Bella Ranch) was discussed and it was confirmed that Phase 1 of that construction will include the construction of the Bella Dio gate, which will provide Bella Ranch with a secondary ingress/egress point. Once that is in place, the Bella Vino (back) gate will no longer require a road sensor on the Bella Ranch side.
- l) Barber Tract – Vince presented information received from the City Planning meeting regarding the new development planned to be constructed to the northwest of Bella Flora. It was confirmed that they have not been given access to any Bella Flora streets for ingress/egress.
- m) Committees – A discussion was held about the need to establish various committees. (e.g. Landscaping & Linear Parks Beautification, Construction Approval, Compliance with property related CCRs, etc.)
- n) Board Meetings – A discussion was held regarding the number of board meetings per year and for now, the board will schedule meetings every other month.

VII. Calendar

The next board meeting is scheduled for 7:00 PM, May 7, 2019, at 12111 Bella Italia Drive.

VIII. Adjournment

Chuck Peterson adjourned the meeting at **9:29 PM**.

Minutes submitted by: Cyndi White, GloboLink