

Bella Flora Corporate HOA

Executive Board Meeting Minutes

7 May 2019

I. Call to order

Chuck Peterson called to order the executive board meeting of the Bella Flora Corporate HOA at 7:15 pm on 7 May 2019.

II. Roll call

Ken Merchant conducted a roll call. The following persons were present: Chuck Peterson, Russell Karr, Vince Borrello, Ken Merchant, and Cyndi White (GloboLink Management).

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 April Financial Report.
 - 1) Repairs included control box for one of the ponds
 - 2) Expenses included purchase of a tablet and software for the guards to use to enter visitor information.
 - 3) Board agreed to have TX Lawns inspect the rain gauges on the sprinkler system based on complaints of the system operating on rainy days.
 - 4) GloboLink will check electricity rates offered by TXU. Board noted cost to power pumps seemed excessive.
 - 5) Fines and dues payments were reviewed. President will make contact with resident on Bella Roma Ct to determine willingness to pay. Lien will be filed if they opt not to. Board agreed to halt late fees and fines for 90 days on a home on Portofino due to financial hardship. Will reassess when hold expires. Finally, the board decided to file a lien against homes on Bella Milano and Roma Dr for repeated non-payment. Outstanding dues and fees are less than last year at \$16148.78.

- b) Agreed to reassess signage bid. Cyndi will provide to Board.

- c) Cyndi informed the Board the cell phone line for the entry keypad is out of order. It is covered under warranty and awaiting parts.
- d) The new gate company owes us a bill for services rendered.
- e) Russell will submit a receipt for gate signage.
- f) Ken will submit a receipt for entry sensor.
- g) Board considered a survey drafted by Hadley and provided suggested edits.
- h) Agreed to price speed bumps for the visitor entry lane to reduce speed when key fobs are used.
- i) Cyndi will send residents their current visitors list so they know who they have in the database.
- j) Ken recommended the Board consider adding a culvert and elevating the walking trail above pond #3. When wet, the trail is extremely slick and difficult to walk on.
- k) Ken informed the Board that his cameras had caught several cement trucks entering the premises prior to 0600 on a weekday, 25 or 26 Apr. Cyndi to check to see which gate code was used to gain entry.
- l) Ken informed Cyndi of new commercial vehicles at a home on Bella Flora Dr. The vehicles are white with subdued yellow lettering.
- m) Russell informed the Board of a drainage issue near pond #1. Board will consider having TX Lawns adjust flow.
- n) Ken informed the Board of excessive water overflowing the pond levee on our neighbor's property south of our entrance. Board agreed to approach the neighbor to see if he'll be willing to repair his levee.
- o) Security: With the departure of Lone Star Protective Services on 1 June, the Board is entertaining bids for a replacement company. Three very competitive bids have been collected and two of the three firms have made contact with the Security Committee. A decision must be made NLT 18 May in order to get the replacement ready to cover the gates without a gap in service. Stratton, Champion and United American bids will be reviewed by the Board and a decision will be made. Ken suggested obtaining an additive bid to secure periodic roving patrol coverage.
- p) Cyndi notified the Board that Oncor plans to begin replacing high tension poles in the next two weeks. Access will occur via Oncor easements.
- q) Security Committee will be augmented by the addition of Suzanne Morrow, Sue Merchant and Frank Kelley.
- r) Mike Day informed GloboLink that the investigation on his home has completed and that he's cleared to begin clearing the lot. He has not made a decision on whether to rebuild or sell the lot.
- s) The Board discussed considering replacing the guard house doors with a Dutch door design that will allow guards to keep the upper section or both sections open when occupied.

Chuck Peterson adjourned the meeting at 9:00 pm.

Minutes submitted by: Ken Merchant