

Bella Flora HOA Board of Directors

Meeting Minutes

July 27, 2020

I. Call to order

Chuck Peterson called to order the regular meeting of the **Bella Flora Board of Directors** at **7:03 PM** on **July 27, 2020** in **Fort Worth**.

II. Roll call

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

III. Old Business

Minutes from previous Board Meeting. Complete. Ken will provide separately.

IV. Financial Report

The current financial report was presented by Cyndi White and accepted by the board.

- a) Russell asked about the weeding of the bridge at the Creeks under TX Lawns. Cyndi explained the area was overgrown. Board discussed mowing the area at the top of Bella Milano. May need to ask TX Lawns to mow. Some small trees need to be removed near the 1187 culvert. Is that TXDOT's responsibility? Cyndi advised in another area they mow every 18 months. Chuck will talk with Chris from TX Lawns about cutting the area in the interim. They already mow in the area.
- b) Front Fountain Maintenance being done by Chuck. Stewart Pools was not properly maintaining the fountain so they were let go. Board is exploring options.
- c) Vince talked with TX Lawns about tree limbs along the walking trails. Many are hanging down. Contract only covers once per year. Chuck will talk with TX Lawns about accelerating the trimming given the number of people walking the trails as a result of COVID.
- d) Texas Lawns has lost some people due to COVID. Went on quarantine and did not return.
- e) Discussed open dues. Cyndi will make contact again. Chuck will make follow up calls.
- f) Bank Account: Outstanding dues will cover projected shortfall.

V. New business

- a) Cuoto Homes is working an alternate front elevation for the home under construction at 12608 Villa Milano. Chuck spoke with complainant and they are aware the issue is being

worked. Chuck pointed out to Cuoto that the home at 12540 Villa Milano is different from what is in our database. Cuoto committed to providing the final color palette.

- b) Fireworks: Chuck sent an email to the attorney and has not heard back. Cyndi indicated a response was provided today. She asked if the complainant was planning to bring suit through HUD on someone else's behalf or based on his own disability. He will not be able to do so per HUD guidance. Any suit would be between the offended party and HUD.

The Board will consider establishing time hours and dates for the community. Per the attorney, the Board cannot be held liable unless we sanctioned/funded the fireworks. Hadley asked if the Board would become liable if unable to enforce the guidelines. Cyndi will ask the attorney. A 67% majority would be required to change the CCRs.

Discussed formation of a committee to bring a recommendation to the Board. Board opted not to form one. Decided to send an email to the complainant and have the attorney review prior to sending. Ken will adapt the original email.

Unfenced Pool: The Board discussed a pool on Bella Flora Dr that is unfenced. The pool has an automatic cover in place but it is generally unused. The Board expressed concern given Texas law. The Board has approached the homeowner and would like them to install a fence.

- c) Home on Pond #4. The Board discussed whether our responsibility to maintain the fountain conveys with the sale of the home which has a pending sales agreement. Globolink only receives the warranty deed. The Board does not see any liability for maintaining the grounds except for the known areas of erosion.
- d) Back Gate Modifications. Axxess will begin work possibly as early as next week.

Vino Drive pass through. Brian Sailing, Fence Fixers, proposed installing a locking gate to prevent traffic between Bella Ranch and Bella Flora. Also proposed installing metal poles to replace the existing barricade. Will propose adding a 12-foot section of fence to prevent anyone from driving around the back gate.

- e) Brush Pile. Builder knows they are responsible for removal per Cyndi.
- f) Flags. Flags have been taken down. Many are faded or torn. Cannot stay out that long in the future. Rodney Summerville has been paying out of pocket since the original donation. Board agreed to reimburse cost of the flags. Given we haven't had a social event, we have the funds.
- g) Security. All agreed the guards have been doing a good job. Sherman Shoulder lost his mother last week. Johntae Goss and Wogan Woodard have covered. Chuck spoke to an incident where a resident or guest pulled out onto 1187 and an oncoming vehicle had to swerve into our property. Ken agreed to check video.

Need to hire a cleaning service to keep the restroom clean. Chuck asked if anyone had a recommendation. Vince agreed to ask his person if she could take it on.

Plan to bring an electrician in to fix guard house lighting and landscape lighting.

Discussed shutting off the remotes during guarded hours. Chuck will talk with Eric.

Need new signage for the front gatehouse area. Signs are faded and require replacement.

- h) Sprinkler system still functions in the rain. Rain sensor appears to be inoperable or missing.
- i) Landscaping. Board discussed two properties in the Creeks. Board will obtain a plan from the homeowner regarding viable options.
- j) Board Pending Changes. Hadley will be leaving the community and will end his service to the Board. The Board thanked him for his service and wished him well. Provided names of several Creeks residents to the Board in a separate email.
- k) Hadley discussed possibly cutting 30 mins per day from guarded days to create hours to fund a patrol on a random basis.

Board can appoint someone to serve the remainder of Hadley's term.

VI. Calendar

The next board meeting is scheduled for 8 October 2020.

VII. Adjournment

Chuck Peterson adjourned the meeting at 8:30 **PM**.

Minutes submitted by: Ken Merchant