

# ***Bella Flora HOA Board of Directors***

## ***Meeting Minutes***

October 22, 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 **October 22, 2020** in **Fort Worth**.

### **II. Roll call**

The following persons were present on a conference call: Chuck Peterson, Russell Karr, Vince Borello, Ken Merchant and Cyndi White (GloboLink).

### **III. Minutes of Prior Meeting**

Minutes from previous Board Meeting reviewed and approved.

### **IV. Financial Report**

- a. The current financial report was presented by Cyndi White and accepted by the Board.
- b. **Unpaid Dues:** Board decided to attempt one more contact with each resident and if no payments are received by November 1, liens will be recorded on the properties, with one exception based on a financial hardship that was described in a separate letter to the Board

### **V. Old Business**

- a. **Board Member Replacement:** The Board discussed replacements for Hadley Woerner and decided to appoint a replacement to carry out the balance of his term (ending in December 2021). The appointed Board member is a current resident of the Creeks.
- b. **Back Gate Construction:** Construction complete. Schools have access via remotes and and/or codes. Additional fencing added to prevent vehicular traffic from passing around the gate.
- c. **Front Gate:** Getting positive comments on Stratton Amenities. Push for toll tags for all residents and talk to Axxess about disabling remotes while the guard house is manned for our guards' safety. Today, eleven homes do not have registered toll tags. Also discussed adding a sign instructing visitors to yield to the right lane on entry.
- d. **Flags:** Flags were left out too long and wind and sun damaged most of them. Replacements were ordered and the Board agreed to fund replacement of flags and poles at a cost of \$2733.33. Chuck will request an inventory of the new flags and an anticipated annual replacement cost to support a budget line item from Rodney Summerfield.

- e. **Drainage Project:** Texas Lawns is nearing completion of the drainage project. Sod is being placed but they are waiting on utility lines to be marked before they can complete the sodding. Russell commented the depth of the added dirt may kill the mature tree in the corner of the property. Sod was not part of the original bid so we anticipate a bill to follow.
- f. **Pond #4:** Replacement of a light kit is required for Pond #4. Maintenance was not budgeted for in advance. Estimate is approximately \$2200 plus installation. Replacement light unit will be completely sealed and should have a longer life. The Board approved the expenditure. Residents have been asked to refrain from operating the breaker panel. Texas Lawns will only maintain the area in the immediate vicinity of the pond.
- g. **Unfenced Pool:** The Board previously discussed a pool on Bella Flora Dr that is unfenced. The pool has an automatic cover in place that must be manually activated to cover the pool, but it is generally unused. The Board expressed concern given Texas law. The Board has previously approached the homeowner with no action taken. Board will respond by written correspondence pending conversation with the attorney.
- h. **Lawn Irrigation:** Several residents do not have fully sodded yards IAW the CCR. The Board agreed to approach these residents and request they landscape the areas that front a street.
- i. **Cuoto Homes:** Cuoto hauled off the old brick and are awaiting delivery of the new brick for the home being constructed at 12608 Villa Milano Dr The Board has had no further communications from the neighbor who filed the complaint.

#### V. New business

- a. **Speed Recommendation:** Ken raised an issue regarding an increase in speeding in the neighborhood. The security committee will meet to discuss options and present a recommendation to the Board.
- b. **Religious Items:** Ken raised an issue regarding an increase in religious artifacts being displayed around the community. Several homes have multiple items in front of their home. The Board will draft a modification to the CCRs to permit one item in a front landscape bed and discuss at the next Board meeting.

#### VI. Calendar

The next board meeting is scheduled for December 10, 2020.

#### VII. Adjournment

**Chuck Peterson** adjourned the meeting at 9:20 **PM**.

Minutes submitted by: Ken Merchant