

Bella Flora HOA Board of Directors

Meeting Minutes

December 10, 2020

I. Call to order

Chuck Peterson called to order the regular meeting of the **Bella Flora Board of Directors** at **7:05 PM** on **December 10, 2020** in **Fort Worth**.

II. Roll call

The following persons were present on a conference call: Chuck Peterson, Russell Karr, Vince Borello, Zach Long, Ken Merchant and Cyndi White (GloboLink). Chuck welcomed our new board member, Zach Long, who replaced Hadley Woerner by appointment and will serve out the remainder of his term.

III. Minutes of Prior Meeting

Minutes from previous Board Meeting reviewed and approved. The Board will provide our new member copies of recent meeting minutes for information.

IV. Financial Report

- a. The current financial report was presented by Cyndi White and accepted by the Board.
- b. The Board discussed the need to maintain reserve and discussed likely amounts. Anticipated expenditures include lighting at the front gate, lighting for the gate house, fence replacement, completion of the drainage project to include reseeding. At some point, the Board will need to address road repairs given the age of our roadways. The drainage project estimate was roughly \$10K and is likely to be invoiced before the end of the year.
- c. **Dues:** The Board discussed a possible reduction in dues and decided to retain them at the current rate of \$2250 to enable a larger reserve. The Board will address some of the larger projects via a newsletter. We've recently completed repair of washouts on our ponds.

V. Old Business

- a. **Pond #4:** We are waiting for an estimate for repair of the light kit. Prior estimate was greater than \$4K but our vendor has found one for approximately \$1400. Wells have been restarted so the ponds are being refilled to prior levels.
- b. **Landscaping:** Homeowner in question will submit plans for zero landscaping.
- c. **Pool Fencing:** Homeowner has been informed a fence will be required to ensure the pool is safe since the existing pool cover is inoperable. Discussion ensued regarding whether a

letter holding the HOA harmless would suffice to eliminate the HOA's responsibility. The pool fencing policy was added via amendment to the CCRs in Oct 2017. The amendment does not address existing pools. State law addresses public pools associated with multi-family dwellings.

- d. **Dues Liens:** Several residents have paid past due amounts for 2020 dues. One homeowner has failed to pay dues and a lien will be placed on the property.
- e. **Notice of Election:** Russell and Vince are up for reelection. Russell has chosen to step down. The Board discussed notice of election methods and annual board meeting options given COVID. Options discussed included newsletter, recorded presentation, live Zoom/WebEx/MS Teams. Notices should go out NLT 18 Dec 2020 in order to give sufficient leadtime for responses to be returned prior to the annual meeting in late Jan/early Feb. Targeted 2 Feb 2021 as the meeting date.
- f. **Fireworks:** The Board had previously decided not to issue a policy but will do as we have in years past which is to ask for consideration of their neighbors via email postings. Board agreed to remind residents of burn bans and suggest hours for safe fireworks displays.
- g. **Cuoto New Construction:** The builder and homeowner have modified the design features and materials to make it sufficiently different from the neighboring home given the state of build when the complaint was lodged to the HOA. The Board considers this a closed issue.

V. New business

- a. **2021 Budget:** The Board reviewed the budget for the new year and offered the Board a chance to review proposed adjustments. The security budget for 2021 appears to be higher than 2020. Board will examine why that discrepancy exists as well making adjustments for completion of the drainage project and electrical work and an additional cameras at the guardhouse before it goes final.
- b. **Security Update:** Ken provided an update on community security.
 - 1. **Current security team:** The Board has received very positive feedback from our trio of guards but the management company has had problems ensuring coverage iaw the contract provisions. Ken indicated he'd been approached by another local security service provider and he plans to meet with their representative. Ken will provide an update at the next board meeting.
 - 2. **Christmas Gift:** Ken reported the community effort to raise money for gifts for the guards was highly successful and each guard would be receiving a sizable check. The checks will be presented on 12 Dec 2020.
 - 3. **Security Committee:** Ken held a meeting of the security committee in Nov and they addressed speeding in the neighborhood. Possible solutions included speed measuring devices with tickets similar to the system in use at Mira Vista, speed bumps at strategic

locations, and Your Speed signs. The committee is collecting research and will report to the Board.

4. Gate House Signage and Lighting Improvements: Ken expressed a desire to replace signage at the front gate and add a new sign instructing visitors to yield to the residents lane. He also plans to meet with an electrician to improve lighting which should make license plates more legible in video at night.

5. Door Dash: Ken filed a formal complaint with Door Dash after one of their drivers was found to have proselytized a resident and one of the guards while making a delivery on property. We are awaiting a follow up call.

6. Remotes: Russell inquired about a prior conversation regarding disabling remotes during guarded hours. Concern is for the guards' safety as remotes being used in the visitor lane puts them in danger of being stricken. Options include a switch in the gate house to allow disabling remotes and moving the remotes to the resident lane.

7. Gate Company Inquiry: Chuck reported one of our guards permitted a rep from a local gate company to enter the guard house. Ken will speak to the guards and instruct them not to allow any unauthorized visitors without prior clearance from the Board.

- c. **Water Issues:** A small group of residents met with Bob Patterson from the Water Board regarding water issues facing the community. A recent well to the Trinity cost on the order of \$55K. Board discussed a local water distribution system but believes it to be far too costly unless a plan to include financing were developed. Russell suggested we consider contacting a company like Friese and Nichols. Bob also suggested annexation by Ft Worth which would bring taxation and we'd still run into the same issues with running the service throughout the community. Conservation is another option but if surrounding neighborhoods don't follow suit, it will be difficult to implement. Roughly 30% of the community is experiencing low well production.

We continue to water common areas when it's raining. Chuck will call Texas Lawns and get them to address the problem. Perception is we're wasting water. The water source is a shallow non-potable underground creek.

VI. Calendar

The next board meeting is scheduled for Jan 14, 2021. Intent would be to discuss content for the Annual meeting or distribution of a community newsletter. Chuck will develop an outline/draft for the meeting or newsletter in advance of the meeting.

VII. Adjournment

Chuck Peterson adjourned the meeting at 9:20 PM.

Minutes submitted by: Ken Merchant