

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

## ***Meeting Minutes***

April 29, 2021

### **I. Call to order**

**Chuck Peterson** called to order a special meeting of the **Bella Flora Board of Directors** at **7:10 PM** on **April 29, 2021** in **Fort Worth**.

### **II. Roll call**

The following persons were present on a conference call: Chuck Peterson, Dale Thomson, Vince Borello, Rob Toth and Ken Merchant.

### **III. New Business**

#### **a. Certified Letter**

- On April 27<sup>th</sup>, the Board received a certified letter from a resident's attorney challenging the Board's denial of their request for variance on their flagpole installation and alleging a Board member, by name, was harassing the family. Verbal allegations were also made against the same Board member via telephone to the HOA's Management Company o/a March 29<sup>th</sup>.
- The Board is securing an attorney's assistance in drafting a reply to the resident's attorney.

#### **b. Communications with Residents**

- The Board will no longer communicate with residents on HOA matters without at least one other Board member present. Any meetings will be scheduled in advance and any verbal or written requests to address the Board will be directed to the HOA account. This will enable all Board members have an opportunity to review the request/comment/complaint.

#### **c. Speed Measurement**

- Ken outlined the situation with the laser and summarized the feedback received from the community.
- Dale suggested the HOA conduct a speed study to help determine the appropriate speed for the community. Based on a 2019 speed study, the average speeds varied from 29 to the high 30s. That study was determined to be pertinent based on recent laser measurements.
- Draft traffic policy will be sent out for review by the Board and Security Committee. Ken will set a deadline for responses.

- Dale suggested putting the decision to procure the measurement device to a vote. The Board discussed and determined it has the right to enforce the existing speed limit in the community per the CCRs. Handouts outlining speed enforcement will be provided to visitors and vendors.

**d. Common Trash Collection**

- Chuck made follow up contact with Don Sloan from Republic regarding a possible move to a common trash collection agency and expects a response. Trash will be collected on the same day each week. Recycling will be collected by a different truck on the same day.
- They discussed rates and Don said they prefer to use their own cans and the resident must have at least one of their containers. They may switch to an arm equipped truck. Regarding bulk pickup inclusion, Don indicated they would only collect that on one day which differed from the conversation we had earlier. He also indicated there would be an added charge for additional containers. Minimum of 150 homes required to get to a single billing solution. Some of this differed from the original proposal from Republic so Don was asked to revisit and owes Chuck an answer this week.
- The Board will set a common trash collection day for the neighborhood as policy.
- The Board still needs to determine how to cover the trash fee. No refunds will be given for anyone who declines to use the common service.
- Cyndi will send an email requesting volunteers to represent the community on the committee.

**e. Newsletter Inputs**

- Ken requested inputs to the newsletter: Presidents (Chuck), infrastructure (Vince), budget (Vince), social (Dale), new residents (Cyndi), Security (Ken), Plant care (Chuck)

**f. Benches for the Common Areas**

- With prior Board approval, Vince procured three benches to be placed in the common areas around the community. The Board agreed to offer the community the opportunity to donate in memoriam. The Board could defray the cost of the pads they will be mounted on.

**g. AT&T Letter**

- With the installation of buried fiber along 1187N, the Board decided to contact AT&T regarding extension into Bella Flora.
- The Board will also post an update on the HOA Facebook page to inform the neighborhood of their intent. The conduit is being installed now. Fiber will be laid at a later point. Subdivisions will be laid in 2022.

#### **h. Election Results**

- The Board recognized the addition of Dale Thomson and Vince Borrello as newly elected members. In accordance with the Bylaws, the Board elected officers.

#### **IV. Adjournment**

**Chuck Peterson** adjourned the meeting at **9:40 PM**.

Minutes submitted by: Ken Merchant