

Bella Flora HOA Board of Directors

Meeting Minutes

July 6, 2021

I. Call to order

Chuck Peterson called to order a meeting of the **Bella Flora Board of Directors** at **7:10 PM** on **July 6, 2021** in **Fort Worth**.

II. Roll call

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

III. Financial Report:

- a. Dues and fines have been paid by several residents.
- b. Park benches (three) have been installed near Ponds #1 and #2; several more are on backorder. We have had no additional takers on sponsorship of new benches beyond the Merchants. Cyndi to provide Vince the name of a sign maker for the donated bench(es). Ken will talk with Sue to see what she'd like to put on the bench they donated.
- c. The laser speed measurement device, housings and signs were purchased.
- d. New sensors have been ordered for the back gate to eliminate the issues we have encountered during heavy rains and snow/ice. These sensors are of a new design that improves performance in severe weather conditions.
- e. We may need to replace the front gate swing arm mechanisms at some point due to wear and tear.
- f. The HOA currently has \$80K available in reserve.
- g. We will potentially be required to replace the sprinkler timers that control watering of our common areas. The estimate came in at \$17K based on competitive bids. We are considering a cellular supported system to enable remote operation.

IV. Old Business:

a. Trash Service Committee Update

- The Trash Committee (Chuck Peterson, Scott Reasor, Ben Deckert and Sue Merchant) met on June 17 to discuss alternatives to the current situation which has three to four different providers entering our community several days each week resulting in trash cans being left on our streets for several days.

- Republic and Sundance each provided bids. The Committee recommended accepting the Republic bid with a September 1 start date. During the Annual Meeting, the issue of financing from dues was discussed and tabled. Covering the fees from the dues would deplete the community's reserves and was not advised. The Committee considered a phased approach which would allow the HOA to cover a portion of the service and the amount covered could increase gradually based on available reserves. Most residents would see a savings from their current bill even if the trash bill is a pass through from the HOA.
- GloboLink currently serves other communities that bill through the HOA. If a resident fails to pay their bill to the HOA, can we collect late fees and/or finance charges? Cyndi will check that.
- Rob asked if either provider would maintain their offer with fewer than 100% of the residents participating. Chuck believed both offers were based on 180 homes but will confirm the minimum with both offerors.
- The Board voted to proceed with implementation beginning on September 1 with residents paying their collection fees to GloboLink. A letter will be sent to residents advising them of the switch to a common trash service. Chuck will make contact and request a best and final offer from both providers.

b. Homeowner Request to Address the Board:

- A homeowner requested a meeting with the Board to discuss implementation of the speed measurement device. The Board does not intend to address individual residents except via scheduled Board meetings. The Board will advise the community via the HOA website at least 72 hours in advance of the next Board meeting to allow members to address the Board on concerns they may have. Proposed topics/concerns must be provided in writing prior to the meeting.
- Response to Attorney: The HOA attorney provided a recommended response to an attorney letter submitted on behalf of a resident who placed a flagpole inside the utility easement. The response recommends a specific action based on the HOA's existing policies.

c. Infrastructure:

- Flower Beds at the Front Gate: Chuck spoke with Texas Lawns regarding the poor state of the flower beds near the front gate. Texas Lawns will address the situation and replace flowers, shrubs and pull weeds.
- Several newly planted trees never bloomed and need to be replaced. Vince will mark the location of the trees on a map.
- Repair of Fountain in Pond #2: Our pond maintenance man believes he has confirmed an electrical issue exists in the system controlling the pump. Dale will make contact directly with Cody as he has done some prior troubleshooting.

- Fountain at Front Gate: The fountain needs to be media blasted and resealed. The provider is unable to address the problem before August due to existing workload.
- Front fence line: The Board agreed to solicit bids for replacing the fence and raising it to provide some clearance from the ground. Chuck will contact Fence Fixers.

d. Security

- The revised Speed Measurement Implementation policy will be addressed in the July Bella Buzz. The Board agreed to maintain the current speed limit of 20 mph and start ticketing at 28 mph with the first ticket increment running thru 33 mph. Speeding fines will increase in 5 mph increments. The initial warning period will run for 60 days to allow residents and visitors/contractors a chance to get used to the new enforcement technique.
- The back gate code has been changed due to a compromise of the First Responder code and the new code has been reported to EMT and Tarrant County Sheriff.
- New camera equipment has been ordered for the back gate. The prior equipment either aged out or was damaged by power surges.

V. New Business

- Corner of Portifino and Modena:** Dale will contact the company that poured the speed bumps at the front gate to obtain an estimate and recommendation to adjust the turning radius on this intersection. Our goal is to eliminate the recurring problem of large vehicles turning short and damaging the grounds adjoining the intersection.
- Privacy Fence Response:** A homeowner installed a privacy fence without obtaining ACC approval. Ken will draft a proposed response for the Board's consideration.
- Newsletter:** Ken requested inputs from the Board members by Friday night, July 9.
- Regular Scheduled Board Meetings:** The Board established recurring monthly meetings which will occur on the second Monday of each month at 7:00 pm. This will allow the Board to address issues far more quickly than we have in the past.
- Fines for Projects Initiated Ahead of ACC Approval:** The Board has noticed an increase in the number of projects being started prior to obtaining Architectural Control Committee (ACC) approval. In order to stop this trend, the Board agreed to institute a fine for projects initiated ahead of ACC approval. A policy revision will be introduced to establish a fine of \$225 for any project found to have commenced without ACC approval.

VI. Adjournment

Chuck Peterson adjourned the meeting at **9:34 PM**.

Minutes submitted by: Ken Merchant