

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

## ***Meeting Minutes***

August 9, 2021

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

**Chuck Peterson** called to order a meeting of the **Bella Flora Board of Directors** at **7:05 PM** on **August 9, 2021** in **Fort Worth**.

### **II. Roll call**

The following persons were present on a conference call: Chuck Peterson, Vince Borello, Rob Toth, Cyndi White and Ken Merchant. Dale Thomson was not available.

### **III. Financial Report:**

- a. The Board discussed the financial report. Ken advised he planned to submit additional expenses to support implementation of the laser for hangers, glass, mounting screws and paper/ink for handouts. The last expense will be recurring.
- b. Irrigation timer system replacement will be required. Chuck obtained estimates and will provide them to the Board for review.

### **IV. Old Business:**

#### **a. Trash Service Committee Update**

- A call was held with the Republic representative to discuss the latest offer for centralized trash service occurred on July 30. Chuck and Cyndi attended. Other committee members were not available.
- Republic is drafting up a contract which will be shared with the committee and Board. They've added a cost of living adjustment to the proposal. They will also provide a sample letter to the neighborhood outlining costs and services and offered to come out and speak to the community. The rep agreed to check on availability of recycling carts which will determine when service could start.
- We are targeting an October 1st start.

#### **b. Pond 2 Water Level:**

- Vince verified the pond is filled by the irrigation system but it must be balanced with other demands around the common areas such as irrigation.
- TX Lawns is filling the ponds when the other demands are not pulling water. Pond 2 is 30 ft deep; Pond 3 is 25 ft deep. These depths should minimize the risk of sucking debris into the pump.

- Cyndi agreed to check status of the replacement pump.
- The Board agreed to have TX Lawns provide an irrigation map for the property.
- The new timers may require some rewiring.

**c. Security:**

- **Speed Enforcement:** Ken reported in the first week of operation, we had 312 captures at or above 28 mph on the laser. Highest recorded speed was 38 along Bella Flora Dr.
- **Burglaries:** Nighttime patrols have been considered in the past but when surveyed, the community was unwilling to pay the added security fees to enable the service. At least eight homes were impacted along Bella Italia, Bella Flora, Bella Milano and Milano Ct. Suspect used stolen credit cards in Arlington the same morning.
- **Back Gate NVR Update:** The new recorder arrived but it is not compatible with the camera system. The Board agreed to obtain two cameras and mount them on the same pole or add one on the fence line.

**d. Infrastructure:**

- **Corner Radius – Modena and Portifino:** Turning radius is tight for large vehicles with trailers. Estimate obtained was approximately \$2400. The Board agreed to proceed with the work as the rutting is getting deep enough that it has become a hazard.

**V. New Business**

- a. Beavers and Vegetation Damage in Creek:** Beavers have been damming the creek near the entrance to The Creeks. The HOA has corrected this problem in the past, trapping and removing the beavers and clearing the dams. An adjacent homeowner agreed to break up the dam and TX Lawns can be asked to remove the debris. If left unchecked, this problem could impact drainage. Cyndi will confirm the dam has been removed and investigate relocating the beavers if they rebuild the dam.

**b. Property Code Changes:**

Per recent changes to the Texas Property Code, effective September 1st, no sitting Board member, or their family member(s), can sit on the Architectural Control Committee (ACC). The Board will solicit committee members from current residents. Cyndi confirmed the ACC will only have limited access to the database. Need three to five names soonest. We'll also need to deconflict our by-laws which currently require a member to be on each committee.

Other changes include:

- Requirement to provide 144 hours, or 6 days, notice ahead of each board meeting. We have already been providing notice via the webpage. Email notification will also be provided.

- Bid requirements must be clearly stated for any service contract exceeding \$50K in value. The Board must establish a bidding process and frequency.
  - Collections/Credit Reporting: Not applicable.
  - Violation/Hearing Procedures: The Board will need to draft a hearing process for violations and provide to Homeowners. GloboLink will provide a draft.
  - Rental Rules must be established. We've amended our CCRs to permit long term leasing only.
  - Justice Court Jurisdiction
  - Religious Display Policy: May now be displayed beyond current limitations. Need to draft revised policy. GloboLink will provide a draft.
  - Swimming Pool Enclosures: HOAs cannot prohibit additional mesh safety enclosures for pools.
  - Security Devices and Fences: Cannot limit installation of security devices (cameras, motion detectors, or perimeter fences. HOA will adjust policy to preclude lighting from becoming a nuisance to neighbors. GloboLink will provide a draft.
  - Resale Certificates: May not charge more than \$375 for certificates. GloboLink currently charges \$300.
  - Governing Documents on the Web: Already compliant.
- c. **AT&T is discontinuing 3G Service:** This change impacts our Door King openers at both gates. Will require replacement of controllers/communications devices. Cyndi has requested bids.
- d. **Liens:** Our new attorney requires a two-step process. \$175 for notice letter with 45 days to reply, lien recording if no contact for \$300. Fees are charged to the Homeowner. We have six Homeowners with unpaid dues presently. The Board agreed to proceed with notices on next billing cycle.
- e. **Solar Panels:** A Homeowner requested a meeting with the Board. They believe the panels need to be on the front of the house to be most effective. The Board prefers not to have panels on the front of the house (facing the street) but agreed to meet with the homeowner. GloboLink to set up a meeting.
- f. **Red, White & BBQ:** Facebook posts and newsletter announcements are out for August 28. Cutoff for reduced price is August 15. Currently have 25 signed up and we are committed to a \$400 minimum owed to Hamburger Man.
- g. **ACC:** Board discussed several possible violations.

h. **Newsletter**: Ken requested inputs from the Board members by Friday night, August 13.  
Will request volunteers for the ACC to be compliant with the new law in the Newsletter.

i. **Next Board Meetings**: Mon, September 13<sup>th</sup>, 7 pm. Location TBD.

VI. **Adjournment**

**Chuck Peterson** adjourned the meeting at **8:55 PM**.

Minutes submitted by: Ken Merchant