

Bella Flora HOA Board of Directors

Meeting Minutes

September 13, 2021

I. Call to order

Chuck Peterson called to order a meeting of the **Bella Flora Board of Directors** at **7:03 PM** on **September 13, 2021** in **Fort Worth**.

II. Roll call

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

III. Financial Report:

- a. The Board discussed the financial report. Vince asked about the pond maintenance bill. Cyndi identified it as repairs some of which were caused by vandals and summarized parts replaced. Vince installed wooden grids on the windows of the pump house which should prevent future occurrences.
- b. The Board again discussed the need for a schematic of the irrigation system. Vince will work with Texas Lawns to set a meeting up.
- c. Next month the billing should include the replacement pump for pond #2. We retained the old pump for parts.
- d. Irrigation timer system replacement will be required in the future. More modern systems will allow for remote control. Chuck obtained estimates and will provide them to the Board for review. Chuck believes the price will be around \$17K to replace the system with a Hunter system. We may be able to replace the current six controllers in phases. The Rain Bird estimate was more than \$25K. Both systems are cell controlled.
- e. The Board discussed restoring the rye grass in the common areas. Texas Lawns proposed not seeding the corner lot at Modena and Bella Villa, the area along Bella Flora and the area around pond #4 given anticipated cost increases. Once the new irrigation controls are in place, we may be able to restore some of the other areas.
- f. The common area heads seem to be losing pressure. They may be drawing water from the ponds at the same time the heads are spraying. Chuck will contact Texas Lawns about the scheduling.

IV. Old Business:

a. Trash Service Committee Update

- Chuck provided an updates version of the proposed contract. Globolink has reviewed and provided some comments. Chuck shared the contract with the Trash Committee this afternoon. Chuck told John Sloan, Republic Rep, that we weren't likely to get all the neighborhood to convert. John indicated they could proceed if we only include the existing Republic customers.
- Dale indicated in their condo in CO they upgraded to a larger cart so they pay the basic bill to the HOA and the upgrade to Republic. They were only given one choice of providers. The Board has the authority to designate a single trash provider. We also discussed the impact to those choosing another service.
- Republic confirmed they have enough trash and recycling carts to support a 1 October start. The Board agreed to start existing customers on 1 October with the intent to convert the neighborhood on 1 January 2022.
- Ken asked that the Board examine the financials to ensure we can absorb the increased cost of trash into the dues.
- Chuck and Cyndi will verify with Republic how billing will flow, whether all through GloboLink or basic only with upgrades through Republic.
- GloboLink will provide a form they use in other communities that can be used to facilitate the conversion to Republic from other providers.
- Republic provided a draft letter. The Board agreed to make some clarifying revisions to the billing section of the letter.
- The September Bella Buzz will contain an update on the proposed billing and advise the community of the plan going forward.

b. Pond 2 Water Fountain:

- The fountain has been repaired. The new motor initially tripped the breaker but a replacement impeller resolved the problem. The new motor cost approximately \$4K.

c. Security:

- **Speed Enforcement:** We plan to start giving warning notices now that we've made some corrections to the database. We still have a few residents who regularly speed through the neighborhood. They may need to be contacted directly. Plan is to continue with the plan to issue tickets beginning 1 Oct.
- **Resident issue:** Ken requested the Board contact our attorney to discuss options we can take to counter a particular resident's refusal to follow established community guidelines. Cyndi agreed to follow up with the attorney to see what we can do. We have documented a number of incidents and the individual has threatened legal action and to contact the sheriff.

- **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. Cameras have been purchased but we don't have a shipping confirmation. Dale has a spare he'll loan the HOA until we get the new ones in.

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.

Dale suggested putting temporary stop signs up until the concrete cures.

- **Park Benches:** Vince ordered three additional benches in July and he's received notice that they will be shipping soon.
- **Fountain:** Chuck and Vince plan to meet with a provider to media blast and seal the fountain tile and explore adding a filtration system.

V. New Business

- a. **Flag Committee:** A resident recommended the Board establish a committee to oversee the flag displays in the neighborhood. The Board supports the idea.
- b. **Beavers and Vegetation Damage in Creek:** Chuck will talk with one of the residents adjacent to the dam to see if the beavers have been removed. Vince checked and Texas Lawns has cleaned up the debris from the dam.
- 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 but hasn't received the estimate. Cyndi will also provide an estimate for the Ascent system Bella Ranch uses.
- 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. Warnings have been sent out.
- e. **Newsletter:** Ken requested inputs from the Board members by Friday night, 17 September.
- f. **Next Board Meetings:** Mon, October 11th, 7 pm. Location TBD.

VI. Adjournment

Chuck Peterson adjourned the meeting at **8:35 PM**.

Minutes submitted by: Ken Merchant