

Bella Flora HOA Board of Directors

Meeting Minutes

October 12, 2021

I. Call to order

Chuck Peterson called to order a meeting of the **Bella Flora Board of Directors** at **7:03 PM** on **October 12, 2021** in **Fort Worth**.

II. Roll call

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

III. Financial Report:

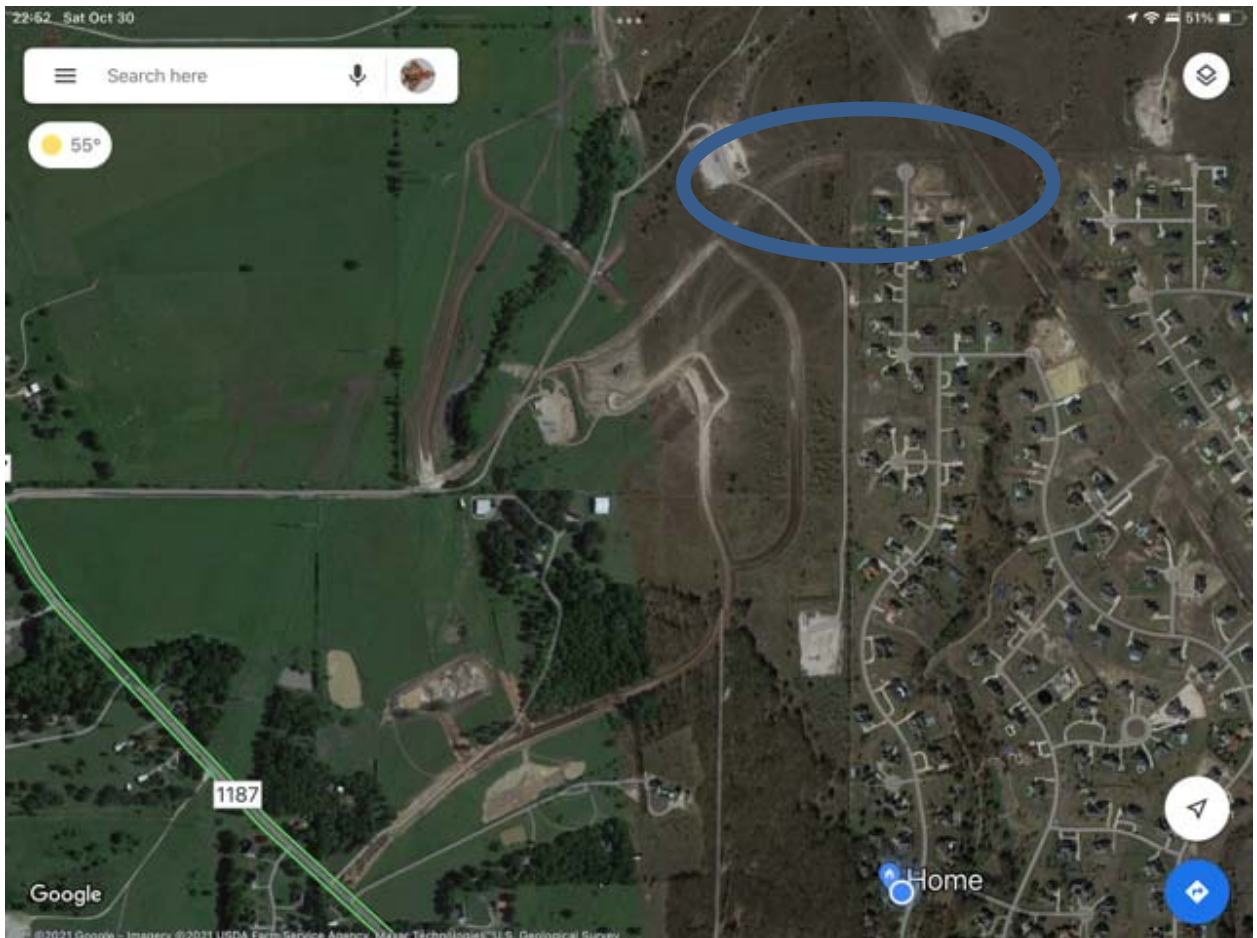
- a. The HOA bought three additional benches. Vince asked for help with locations for the other two.
- b. Purchased 100 TransCore tags to meet resident demand.
- c. The budget reflects the Legal bill incurred to respond to a resident's claim.
- d. Replaced pump in Pond #2 at \$4100.
- e. Radius at Portifino and Modena for \$____
- f. Our most recent Social event cost \$1000.00
- g. Cell service for back gate: Can we use to connect to cameras? No. It covers the cellular card in the gate mechanism.
- h. Pond maintenance: Monthly maintenance fee for controlling Ph and algae levels.

IV. Old Business:

- a. **Park benches:** Chuck thanked Vince and Dale for getting them installed.
- b. **Flag committee:** Need to establish committee with a Board member. Rob had mentioned a standard that guides which holidays flags should be displayed on. Rob will resend the list.
- c. **Rye Grass:** Pump not working properly at Pond #4 so we're operating off of a single pump. Rain over the next few days should help it grow. Delaying planting new flowers until the pump issue is resolved. Causing pressure issues along Bella Flora Dr. Repair request is in.

- d. **Bella Milano Dead End:** Ken asked the Board to consider the potential tie in to Bear Creek Parkway at Bella Milano. Cul de sac is a temporary turnaround. One of the residents adjacent to the turnaround had requested removing the “ears”. At one point, the Board had considered putting a decorative fence and zero scape plantings across as opposed to a gate. The new development from the north could drive the road to be completed sooner. The Board agreed to begin planning for a barricade vice a gate and Chuck will request bids. Roughly 700 ft of fence would be required. Alternative was to just fence across Bella Milano. Cyndi will check with engineers to see if we need to file anything with the county.

The attached photo shows the road getting nearer to the proposed intersection.



- e. **Liens:** Globolink received partial payment from a few residents that are in their warning periods.
- f. **4g For Gates:** As of 1 February, 3g will no longer be functional. System board is \$900 and \$200 to install per gate. Bid came from Bella Ranch gate maintenance company. Axxess has not bid.

V. **New Business**

- a. **Pond 1 Well Pump:** We should know more next week when it’s serviced.

- b. **Finalize Trash Service Details:** Cyndi received a voicemail from Andrew from Sundance. Sundance wants to help facilitate turnover of accounts to Republic. The Board intends to have a conversation with Sundance to ensure they present the change The agreement with Republic was intended to be exclusive beginning 1 January 2022. By rough count is we currently have 122 homes with Republic, 36 with Sundance and 16 with Parker County.

Dale had proposed in an earlier email keeping billing separate from dues. The Board believes it can be absorbed into the budget with a modest increase in dues and GloboLink has provided several scenarios.

The Board was asked to review and provide proposed revisions to the draft email by COB Thursday.

- c. **Newsletter:** Ken is handing off responsibility for the Buzz due to his security workload. We need to name a replacement. Rob asked if it could be a member(s) of the community.
- d. **Security:** Iron gate opener sensor mount needs to be relocated to account for excess gate travel when the winds come from the north. The left-hand exit arm needs to adjusted.

Ken requested signs for the gate house to advise visitors to yield to the resident lane and to be prepared to show ID.

Ken asked Dale if there was a way to improve video speed.

Dale looked into a radio to allow comms to the back gate cameras remotely but it's cost prohibitive. Dale also added a new monitor at the back gate to replace the one that had melted over the summer.

Ticketing hasn't produced much feedback from the residents.

VI. **Next Board Meeting** Mon, November 8th, 7 pm. Location TBD.

VII. **Adjournment:** Chuck adjourned the meeting at 9:02 PM.

Minutes submitted by: Ken Merchant