

Bella Flora HOA Board of Directors

Meeting Minutes

November 8, 2021

I. Call to order

Chuck Peterson called to order a meeting of the **Bella Flora Board of Directors** at **7:08 PM** on **November 8, 2021** at the **Thomson residence** in **Fort Worth**.

II. Roll call

The following persons were present: Chuck Peterson, Vince Borrello, Rob Toth, Dale Thomson, Cyndi White and Ken Merchant from the Board and management company. Residents in attendance included: Kim Hare, Jake and Mindy Battenfield, Cheryl Moehling, Julie Schneider, Tom Potts, Alyssa, Penny and Jeff Honer, Kathy Thomson, Cody Tewmey, and Scott Gardner.

III. Residents

a. **Battenfield**: Disagree with implementation of the speeding policy where residents are responsible for guests' violations. They understand residents were given fair warning and the need for recurring guests and contractors to be given fines. They recently hosted two birthday parties in one week, sent warnings and texted their guests in advance, and asked guards to advise guests of the speed limit on arrival. One of their guests' parents received a ticket. They don't know the individual well enough to approach them about paying the fine. It's placing strain on relationships. They won't be hosting a Christmas party due to fear of their guests getting too many tickets.

b. **Moehling**: Doesn't believe residents should have to accept fines for guests. Difficult position to put residents in. Fine with the 20-mph speed limit. They also bought with the intent to entertain but large parties could potentially become expensive for homeowners.

Hasn't seen a newsletter since Aug or Sep but requested we use the media available to advertise upcoming board meetings. Learned of this one the day of. Doesn't feel part of the community's governing. No transparency. Had to submit a form to be able to speak at tonight's meeting. The Board explained this was necessary to determine if the venue would be large enough.

c. **Schneider**: The move to a single trash service was well intentioned and they like that it brings recycling. Doesn't feel like she had an input and doesn't appreciate being told she has to use a specific service because it works best for some. Believes they should have gotten input from the neighborhood.

d. **Tewmey**: Asked if the Board followed the new state law in awarding the trash contract which took effect on 1 Sep. The Sep minutes indicated the contract was still in negotiation on 12 Sep. The Board explained the issue was discussed at the annual meeting in April and a committee was formed. Competitive bid process was followed as prescribed by Texas

Property Code.

Resident asked for the process to be shared with residents. The Board agreed. Further discussion ensued regarding competitive bids for other services in the community. Texas Lawns was competed two years ago and their bid was substantially lower than the next lowest competitor.

Discussion followed on the process used to select committee members. Residents don't believe they have sufficient opportunity to participate in governing the community. The Board agreed to advertise future opportunities

Proposed having the guards collect name, address and phone number of guests and contractors at the gate. This will slow the entry process down and could back traffic onto 1187N. The Board agreed to explore options to reduce the time to collect guest information. The Safety and Security Committee is working to add camera functionality which would allow the guards to record a DL photo with the visit. The idea was well received but it could be challenged from a Privacy standpoint.

A proposal on the community Facebook page was to disallow entry until ticket is paid? This could impact businesses who come into the neighborhood. Agreed sending the ticket to company and informing the homeowner was a good course of action.

Discussion followed regarding warnings but as Ken pointed out, do we set the warning at a particular speed limit? We've had guests travel as fast as 45 mph. Is a warning acceptable in that case? Should we limit tickets to one per visit? The problem is we have a number of visitors who come and go several times each day. If they only get one ticket, is it the highest? The first? The last?

The resident indicated he had several tell him they haven't been given the handout at the gate. The handout is an additional notification. Signage is clear and provides the main form of notification. Residents present agreed.

Rob reminded those present that our goal is safety. Traveling 40% above the 20-mph speed limit (28 mph) is just not acceptable. The solution needs to be fair and consistent.

- e. **Hare:** Teaches piano lessons and has 30 plus students coming in each week. She's informed her students and has passed the tickets on to the students. Residents felt it was a different situation since her situation is business related.
- f. **Potts:** Discussed the history of Parker County trash service coming to the neighborhood. Asked if residents have to recycle. The Board responded they don't need to. Why are they not able to get a rebate if they don't? Chuck responded most of the community supports recycling. Asked what the contract period is (five years). The other providers were not interested in a long-term contract which left the door open to cost increases and service level changes.

Proposed the Board consider a higher speed limit for guests. Explained it's putting strains on relationships. Asked we consider changing the handout to show ticketing starting at

25. The Safety and Security Committee will consider the proposal.

How does a guard know who to access into the community? He was not contacted when contractors came to his home to do landscaping recently. The Committee is working to ensure the residents get calls.

- g. **Honer, Penny:** Penny indicated the trash companies speed through the neighborhood. She believes not seeing trash out multiple times is in the community's best interest and will enhance home values. Speed enforcement has greatly improved the conditions in the neighborhood as one who has lost a dog to a speeding driver.
- h. **Honer, Alyssa:** Asked if we could give a warning for first offenses but per the previous discussion, the terms of the warning would be difficult to establish. Believes we should prevent guests and contractors from entering the community if they owe a fine? This will be discussed with the Committee. We don't have access to DMV information (Rob). Get their info at the gate.
- i. **Volunteer Requests:** Requests for committee volunteers and other opportunities to help should originate with GloboLink by email. Otherwise, it doesn't get enough visibility.
- j. **Trash Summary:** Roughly 20 homes have not signed up for Republic. On 1 Jan, the central service will be required for all residents. Republic has been allowing us to ease into the contract. Sundance has cooperated with residents who have had to break their existing contracts. We will be considering other services like bulk and shredding. Additional carts being distributed soon.
- k. **5G and Fiber:** Some asked if there's a plan for faster internet service. The fiber being run along 1187N is not planned to come into our neighborhood any time soon. We will continue to work with AT&T to urge them to connect us in the near future.
- l. **Board Responses:** The Board will provide responses to emails. We will not debate issues on Facebook.
- m. **Communications:** Newer members of the community don't feel heard. Board meeting minutes come out too late or aren't posted in a timely manner. Decisions often past by the time the word gets out. Committee membership opportunities. The Board agreed to get notices and minutes out sooner.
- n. **Annual Meetings:** Can we hold two meetings a year vice one annual? The Board agreed to look at hosting a second meeting each year.
- o. **Signage:** Dale pointed out three reasons for speed signage: Community knowledge, police enforcement, and to establish blame. Enables them to determine cause in lawsuits. HOA could be liable.

IV. **Trash Update:** All homeowners need to complete the form to show how many cans they need.

- V. **North End of Bella Milano:** Bear Creek Parkway is coming very close to the end of Bella Milano. As platted, it doesn't show it tying into Bella Milano. This was verified by Globolink. The Board intends to place a fence across the border to prevent entry to Bella Flora.
- VI. **Well pump:** Pump #3 is now operational. Rocks had caused damage to the pump. Wires were all that was holding it in place. Haven't received an invoice yet. This pump feeds the lower ponds.
- VII. **Pond #4 Fountain Pump:** Should be delivered soon. Delayed by supply chain issues. Need to determine if the pump near Pond #4 is operational. Cody is knowledgeable on the problem.
- VIII. **Sealant for Fountain:** Need to add a filtration system. Recommended bringing a pool company in to do the work.
- IX. **Main Entrance Fencing:** The front fencing along 1187N is in poor condition. May have to be completed in phases. We are also exploring options for our border with the neighboring farm. Reserve funded or capital expense? Should be a 2022 project.
- X. **Bid Process:** Security and landscaping are good candidates. Board agreed to establish a committee. Texas Lawns has not raised rates for the last few years. Competed in 2017 and they were \$30K below the next bidder.
- XI. **Capital Projects:** Vince solicited inputs. Reserve is at \$37K.
- XII. **Annual Meeting:** Location needs to be determined. Mira Vista? Ken will check with Mira Vista to see what dates they have availability.
- XIII. **Safety and Security Committee:** Covered earlier. Discussed the burglaries from a few months back. The incident has been termed ransacking which isn't accurate. The intruder didn't break into any locked vehicles. We've received no further information from the Tarrant County Sheriff regarding the investigation.

Tom Potts suggested putting something in the Buzz about the area at the top of Bella Milano. He's found kids parking up there and they've left behind some frightening things. The guards need to ensure they are verifying entries and not letting outsiders come in to use that and other parts of our neighborhood for questionable activities.

- XIV. **Community Facility:** Mindy asked if we had plans for the piece of property at the corner of Modena and Bella Villa. No plans yet but we are open to ideas.

XV. Financial Report:

- a. Bought new cameras for the back gate. The DVR failed and existing cameras were no longer compatible. We are considering adding motion lights.

Dale recently ran a test to see if we could link it to the back gate. Need to increase internet speed at front gate first to make it worthwhile. The Cat 5 is on the last good pair from the pole near at 13001 Bella Italia.

- b. Gate Maintenance: \$530 - Call-out Axxess to troubleshoot iron exit gate
- c. Sprinkler Repairs: \$725 for repair of several leaks along BF Drive and walking trail
- d. Fall Festival: \$1100
- e. New BF stickers: \$526 for purchase of 1000 Bella Flora Stickers
- f. P&L: Brought in \$419K. Dues, fines, finance charges, \$1250 in speeding violations collected. Near 100% paid in dues. Remainder expected in Dec. Some on quarterly payments. Budget \$408K. Additional \$5K expected. \$326K expended for the year, \$37K for reserve. Expect to break even on income and expenses. Still have additional pond pump to pay for.
- g. Balance Sheet: \$100K in operating account, \$80k in Reserves with \$37K to be added to reserve in 2021 if funds still available. Total assets \$196K.
- h. Exit arm: Awaiting part from west coast (Door King). Consider leaving exit arms open at peak periods to limit wear and tear.

XVI. Next Board Meeting Mon, December 13, 7 pm. Location TBD.

XVII. Adjournment: Chuck adjourned the meeting at 9:37 PM.

Minutes submitted by: Ken Merchant