

Bella Flora HOA Board of Directors

Meeting Minutes

January 17, 2022

I. Call to order

Chuck Peterson called to order a virtual meeting of the **Bella Flora Board of Directors at 7:03 PM on January 17, 2022.**

II. Roll call

The following persons were present by phone: Chuck Peterson, Vince Borrello, Rob Toth, Dale Thomson, Cyndi White and Ken Merchant from the Board and management company.

III. Old Business:

- a. **Trash Update:** Recycle carts were delivered to homeowners; one property was missed subsequently resolved. First pick up went well. Some have asked for new/additional Republic carts. Survey the neighborhood to see who has carts to turn in and who needs additional carts. Cyndi will draft and provide for approval.

Chuck offered to drive the neighborhood to see who is still using the old providers.

- b. **North End of Bella Milano:** The Hawkins extension of the Bear Creek Parkway is approximately 10-12 ft below
- c. **Sprinkler Controller Automation:** TX Lawns updated their bid. Costs have increased from \$17K to \$23.1K for the main controller. Chuck asked for a price on Wi-Fi v cellular. Won't allow individual zone control. TX Lawns to get with the Hunter rep. Board will need to review the bid. If >\$50K, must be competitively bid. February 1 price increase expected. Bid reduced timers from 7 to 6. Allows remote control of timers and adds isolation valves to reduce impact of leaks. Chuck will forward bids to the board for review.
- d. **5G for the Guardhouse:** Several board members have tried T-Mobile 5G at home with good performance. Dale will continue testing at the guardhouse with the unit he's obtained.
- e. **New Bid for Landscaping:** TX Lawns has operated off their prior bid for the last five years. The Board agreed to request new bids. Globolink will solicit bids for submission by ___ January with award in February and start in March.
- f. **Annual Meeting:** Location needs to be determined. Mira Vista? Ken will check with Mira Vista to see what dates they have availability the week of 4-7 April.
- g. **Main Entrance Fencing and Gates:** 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.

The front iron gates are also in a poor state of repair. The last time we repaired them they were removed and the work was done off property in Nov 2015. Cost with replacement of all four operators was approximately \$43k. Bids will be solicited.

- h. **Fence Repair at Vino Drive:** Chuck asked Fence Fixers to proceed with installing a pipe fence to repair the breach. Cost should be approximately \$500.
- i. **Pond #4 Fountain:** Dale bought a new breaker and ordered a new panel and will install when they come in later this week.
- j. **Management Fee for Speeding Violations:** Globolink workload has increased as a result of the fines accruing from speeding violations. Board asked Globolink to provide an estimate of impact on their workload.
- k. **Proposal to Collect Photos from Residents to Show the Final Completed Project:** Proposed residents provide a photograph upon completion of each approved project showing the as built condition of the project. Board concurred with the proposal. Globolink will keep requests pending until submitted.
- l. **Newsletter:** Dale agreed to check status of the January newsletter.
- m. **Election of Directors Process:** Notice to homeowners will go out 30-45 days prior to the annual meeting. Questions from the community for nominees will be included. Look at last year's questions as a starting point.
- n. **Security Proposals:** Security Committee will meet on proposals and provide a recommendation to the Board.
- o. **Capital Projects:** Discussed timing of sprinklers and fencing projects.
- p. **Sand at Residence on Bella Flora:** Resident refusing to move the pile of sand because the grass has gone dormant. Board thinks the sand should be moved. Resident to provide a timeline for removal and completion of the project. Board targeting 15 March.
- q. **Republic Attendance at Annual Meeting:** John Sloan has offered to attend.

IV. **Financial Report:** Vince provided an updated financial report.

- V. **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.

VI. **Next Board Meeting** Mon, February 16 at 7 pm. Location TBD.

VII. **Adjournment:** Chuck adjourned the meeting at 8:58 PM.

Minutes submitted by: Ken Merchant