

Bella Flora HOA Board of Directors

Meeting Minutes

February 16, 2022

I. Call to order

Chuck Peterson called to order a virtual meeting of the **Bella Flora Board of Directors** at **7:04 PM** on **February 16, 2022**.

II. Roll call

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

- III. Resident:** Jerry Fisher requested time to address the Board. Subject was the process for electing board officers. Noted three board members are up for reelection. Suggested that the board rotate officer positions. Chuck has been nominated and voted as president by the board while Ken has served as secretary since the residents took control. Jerry recommended the Board get some fresh eyes on problems by allowing others to serve in leadership positions. Dale asked if Jerry would be interested in serving but he believed that wouldn't be fair since he's gone about six months every year. Jerry recognized we have other people in the neighborhood who would be good candidates.

IV. Old Business:

- a. T-Mobile 5G service at Guard House:** Dale and Vince installed the new 5G unit. 5G has helped immensely. Cameras are working very well and present information in near real time. SimpliSafe needs to be repointed at the new router if compatible. SimpliSafe needs a software update (Vince completed on 3 March). If compatible it would allow us to cancel the DSL line. Discussed whether to change the phone to Wi-Fi calling or leave it as a land line. Dale continues to work on ways to tie the back gate to the guardhouse.
- b. GloboLink Management Services Increase:** GloboLink requested a \$325 per month increase to cover security and other new requirements. Board will discuss separately without Globolink present.

V. New Business:

- a. Landscape Maintenance Bid Review:** Four interested parties: Mean Green, Texas Lawns, Smith Landscaping and Mira Vista Landscaping. Mira Vista includes sales tax. The owner is a Bella Flora resident. Mean Green does not. Mean Green maintains Benbrook and Bella Ranch. Smith has no history with the community. Bids include hourly rates. Given the relatively small cost differential and the corporate knowledge Texas Lawns brings, Chuck made a motion we remain with Texas Lawns, Dale seconded.

- b. **Axxess:** One of their reps who has prior security experience commented positively on the guards' performance. He appreciated the interaction he witnessed with the residents and guests while here working on the gates.
- c. **Entrance Fencing:** Need Vince to report status of his conversations with Fence Fixers. Fence Fixers installed a new pipe fence on the property line near Vino Dr and added a support in the middle to prevent unauthorized access. Cost was in the neighborhood of \$500-600.
- d. **2022 Annual Meeting Notice Schedule:** Meeting will be held at Mira Vista Country Club on 29 March 2022.

Cyndi proposed a bio, benefit the nominee brings to the community and other information. Occupation, experience and qualifications. Return by email only vice snail mail. Meeting notices are only required to be sent out by email per revised TX Property Code.

Republic Attendance at Annual Meeting. John Sloan has offered to attend. Cyndi agreed to reach out to him regarding his availability.

GloboLink proposed online voting. Encrypted database to protect information. Cyndi agreed to provide a demo.

- e. **Trash Update:** Chuck spoke with a resident who complained about being billed for trash. They had a cart delivered and requested it be removed. Now want to switch over to Republic. They need to register with GloboLink/Republic. Chuck took an action to follow up.
- f. **Proposal to Collect Photos from Residents to Show the Final Completed Project:** In a prior meeting, Ken 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 took action to modify the request form and will keep requests pending until the completion photo is provided to the HOA.
- g. **Social Committee:** Our current Social Chair, Stephanie Cleveland, has decided to resign due to other commitments. The Board will request a volunteer to take over the responsibilities. Dale will draft a post.
- h. **Pond 4 Fountain:** Fountain is working now but the light is not. Cody examined and ordered a new light kit. Dale will follow up with him.

- VI. **Safety and Security Committee:** Bella Ranch reported burglaries a few nights ago. White Toyota van crashed the Bella Ranch gate and was checking for unlocked doors. Suspects stole a Cherokee but were later apprehended.

Ken proposed deleting gate codes as most residents have toll tags or fobs. Chuck asked him to bring facts to support the change. Ken will bring the Safety and Security Committee together to discuss the change and rationale and bring a position to the Board.

The Board discussed the need for improved cameras and additional lighting to read license plate at night. Dale and Ken agreed to work together. The DVR will take up to 7 additional cameras which will be more than adequate.

Dale and Ken will install a hard HDMI cable between the NVR and guard's monitor to eliminate the current drop outs with the remote wireless connection.

Ken and Cyndi have been working database updates to improve speed fine processing times. Cyndi has been very responsive in implementing these changes.

Ken offered to respond to a local Pool company's letter regarding speeding fines. They paid their first but refuse to pay any more. The letter will remind them they are on private property and if they wish to continue doing business here, they'll need to obey the speed limit.

Cyndi will talk with the attorney regarding a letter for one resident who is a repeat offender.

VII. Financial Report: Cyndi provided an updated financial report.

VIII. Next Board Meeting Tentatively Tues, March 8th at 7 pm. Location TBD.

IX. Adjournment: Chuck adjourned the meeting at 8:55 PM.

Minutes submitted by: Ken Merchant