

Bella Flora HOA Board of Directors

Meeting Minutes

March 8, 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 March 8, **2022**.

II. Roll call

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

III. Old Business:

- a. **Irrigation System Bid:** Discussed alternatives to a full Wi-Fi controlled system to reduce implementation costs. One option is to leave the system as is, manage the timer settings and relocate the rain sensors.

Ken proposed bringing the options to the community given the \$20K price tag for implementation. The other members agreed to present the options to the community at the annual meeting. It will be presented as part of the budget presentation. Chuck will build a slide or two to present the alternatives.

- b. **Trash Update:** We are down to one resident using Sundance and three, possibly four, using Parker County. Three residents have not paid for the trash service. Republic billed for 127 homes and they are picking up nearly the entire neighborhood. The Board is sending notices to those residents who haven't paid. Chuck will present a summary of trash collection to date at the annual meeting.

John Sloan plans to attend the annual meeting.

Dale proposed a periodic electronic recycling opportunity (TVs, stereos, etc.). Cyndi will speak with Republic to see if they will charge a fee or if they will make the pickup under the current contract.

- c. **T-Mobile 5G service at Guard House:** Ken asked if anyone had determined if the SimpliSafe system is compatible with 5G which would allow us to cancel the DSL line. Ken will run a test this weekend and determine if it is able to communicate with the 5G router. Will also check battery state in the peripherals and sensors.

Dale continues to work on ways to tie the back gate to the guardhouse. He provided a \$2700 estimate for adding two hardened radios that will enable remote communications with the back gate. This will allow remote access to the video recorder there. He has ordered the equipment and

will run a test when it arrives. If it doesn't meet need, he will return the equipment. Dale and Ken will survey the back gate and determine whether additional lighting is required. Chuck motioned to approve the purchase and Vince seconded.

IV. New Business:

- a. **Entrance Fountain:** Vince reported the fountain is crumbling and will require repair. Vince will try to locate a source of repair. Seahorse Pools may be a possibility. Rob is aware of some companies who do fountain work. Goal will be to identify cost to repair ahead of the annual meeting. Also exploring ways to allow the pump to circulate in freezing temps without running the fountain. Lighting is on the same circuit as the pump so Dale agreed to determine if there's a way to redistribute power.
- b. **Entrance Fencing:** Chuck had an initial conversation with Fence Fixers but needs to follow up. Frank Retzlaff also does fence work so Chuck will also talk with him. Estimate approximately 500 ft of fencing at roughly \$30 per foot. Fence fixers owes an invoice for the fencing repairs at Vino Dr.
- c. **TxDOT 1187 Project:** Proposed improvements along 1187 could impact our entrance. The Board would like to have someone attend the meeting.
- d. **Video of Racial Incident from 28 February:** Ken summarized the incident for the Board. Cyndi will summarize the incident for the HOA attorney and get her read on our legal rights to record audio from the front gate. Can the video/audio be posted to inform the community?
- e. **Lien Letter Response:** A resident sent multiple emails to the HOA regarding unpaid fines including a lien warning. The resident paid their CCR violations but has not paid their dues or her speeding fines. Claims they never received an invoice for either but the Board has sent them by email and by USPS. Now claiming to be discriminated against as a divorcee'. The Board agreed to place the lien when the 45 day warning period expires.
- f. **2022 Annual Meeting Prep:** The Annual Meeting will be held at Mira Vista Country Club on 29 March 2022.

Ballots were distributed on 28 February. The Board will send an email outlining the process going forward. Ken will draft and send to Cyndi to distribute. Questions can be directed to GloboLink.

The Board discussed topics to be discussed: irrigation project, trash update, TXDOT project, budget/expenses and balance sheet, and social update and safety/security update. Chuck will send out a draft outline for the meeting. The Board will divvy up briefing roles.

The Board plans to recognize Stephanie Cleveland for her role as Social Chair at the meeting. Dale will work the statement.

g. **Prior Board Meeting Minutes:** Board members will provide suggested changes to the draft.

h. **GloboLink Management Services Increase:** GloboLink requested a \$325 per month (\$3900 annually) increase to cover evolving requirements. Board discussed without Globolink present and agreed to fund the request.

V. **Financial Report:** Cyndi provided an updated financial report.

VI. **Next Board Meeting** Tentatively Monday, April 11th at 7 pm. Location TBD.

VII. **Adjournment:** Chuck adjourned the meeting at 8:49 PM.

Minutes submitted by: Ken Merchant