

# ***Bella Flora HOA Board of Directors***

## ***Meeting Minutes***

May 9, 2022

### **I. Call to order**

**Ken Merchant** called to order a meeting of the **Bella Flora Board of Directors** at **7:03 PM** on **May 9, 2022**.

### **II. Roll call**

The following were present: Zach Long, Dale Thomson, Vince Borrello, Cyndi White from the management company and Ken Merchant attended in person and Ann White participated by phone.

### **III. Residents in Attendance:**

The following Residents attended: Tom Potts, Jeff Holcomb, Stephanie Cleveland, Cheryl Moehling, Alyssa Honer, Russell Karr, Jeremiah Huff and Cody Tewmey.

No resident issues were requested ahead of the meeting. At future meetings, Residents will be asked to contact GloboLink in advance to request specific topics to be presented to the Board. This process will allow the Board to adjust the meeting agenda as needed to ensure sufficient time is available to discuss the topic(s). The Board may choose to defer discussion of requested topics to allow for research to be done. The purpose of Board meetings is to permit the Board to conduct Association business and the meetings are not meant to support open discussion on Board business.

### **IV. Approval of Minutes from the April 11 Meeting:** The Board approved the minutes as submitted and posted.

### **V. Old Business**

**a. Entrance Fountain Update (Electrical and Structural):** Vince reported the upper portion of the current fountain is made from solid stone, The pedestal itself is in bad condition.

Vince was able to locate two possible repair sources and estimates \$15k will be needed to perform a patch repair. He has also requested a bid to entirely replace the upper section to existing specs. One source is in New Braunfels, another services several major cities. Both estimated in the neighborhood of \$25K for replacement. This amount is not currently budgeted. The good news is that the pond remains serviceable and is in comparatively good condition. That said, there is a risk of damaging the pond should the bowl fall.

Whichever approach is selected, the community will need to consider options to better

manage the fountain during winter months. Drain? One option would be to shut the fountain down when temperatures are expected to go below a certain level?

Jeremiah suggested we consider replacing the fountain with a flag(s)? The Board agreed the issue should be brought to a community vote given the cost involved. The pond could conceivably be salvaged and used to support a flagpole(s). We'll need to secure bids for the flag which was suggested by a Resident in conjunction with the Annual Meeting.

Dale reported he was successful in modifying the electrical wiring at the fountain to allow us to operate the lights separately from the fountain. This will ensure the area remains lit when the fountain is turned off in extreme cold weather.

**b. Replacement of Fence Along FM 1187 Bid Status:** Vince reported we've received four bids ranging from \$13K-\$45.5K. Fence Fixers was the low bidder and the Board authorized awarding them the contract for \$13,850. The replacement fence, approximately 400 ft long, will be powder coated and galvanized, six ft tall and the cost includes disposal of the old fence. We anticipate work will begin in early June based on discussions with Brian Salling, the company owner. At some point, the Board will have to consider replacing the border fence with our neighbor to the south. That will involve roughly 1k ft of fence at more than double the cost of the current project.

**c. Repair/Refinishing of Entry Iron Gates:** Our iron entry gates are in very poor condition. Fortunately, they remain functional and the operators are working well. The last time they were refinished roughly seven years ago, the gate work cost \$13,800 and they were off property for nearly two weeks. Vince plans to work with Cyndi and they'll talk with other repair sources to see if we can keep the cost to a minimum. The extreme weather the last two years has taken its toll and water has filled several of the tines causing them to deform.

The good news is we have the swing arms in place so we'll still be able to control entry and exit while the work is being done. Cyndi reported Bella Ranch was able to install temporary gates while theirs were being repaired recently. This work is unbudgeted and may cause us to use a portion of our available reserves.

**d. Irrigation automation update:** Vince tested the existing Wi-Fi signal from the guard house system but the test didn't support using it to support automation. Cellular is the next best option but it comes at greater expense due to the need for a monthly service contract. Vince and Infrastructure Committee will continue to research options to boost the available Wi-Fi signal and bring a recommendation to the Board.

**e. Back Gate Radio Communication:** Dale continues to work on ways to connect video for the back gate with the main entrance. This will allow us to monitor the back gate remotely. Dale is still having trouble getting the radio to communicate with the video recorder. Jeremiah Huff

has communications background from his time in the military and offered to assist. Dale plans to take the equipment to his shop to get some help from an expert there. The equipment we have is on loan and can be returned for reimbursement if this solution won't work.

**f. Repair of Guardhouse Roof:** Damage from recent storms and/or holiday lighting installation requires immediate attention to avoid water from entering the guardhouse. We solicited bids from three firms and received two; Billy Harris and Dynasty Roofing. Dynasty's proposal was considerably less and the Board authorized the project with Dynasty. Work will be done on May 13.

## **VI. New Business**

**a. Neighborhood Cleanup Activities and TX Lawns:** If you've been following the community Facebook page, you're aware that Frank Kelley has led two Saturday cleanup efforts. We were able to greatly improve the look of the common area along Bella Flora Dr and the walking trails near pond 3. TX Lawns will take piles away on Saturday so we've also used this opportunity to take down three other dead and damaged trees. Frank intends to do more cleanup activities in the coming months, likely when temperatures fall. We appreciate all who came out to help and encourage others to join us in the future. It's a great way to get to know some of your neighbors.

Russell Karr pointed out a tree in the front corner of the property is showing signs of dying following revision of the drainage flow in that area. The Board will ask an arborist to come out and make a recommendation(s).

**b. Committees and Volunteers:** The Board welcomes additions to existing and newly formed committee. We currently have Social, Safety and Security, Landscaping, Architectural Control Committees in place. We've added an Infrastructure committee as a result of discussions at our Annual Meeting and that group will be charged with prioritizing initiatives and aligning them to available budget. We also discussed the need for a Water Committee to make recommendations on conservation and addressing future water needs of the community. With the rapid growth around us, the demand for water will increase, particularly in the heat of summer. Tom Potts volunteered to be on the Water Committee.

### **c. Social Committee:**

The Board received a proposal from Stephanie Cleveland, Julie Schneider and Cheryl Moehling to co-lead the committee instead of a single chair. This was discussed in a separate session at their request and the Board concurred with the approach. They've been asked to develop a calendar of events for the remainder of the year which they've agreed to provide. The calendar will be advertised in advance to give the community more time to avoid conflicts with other activities which should result in greater participation. They've also requested additional budget which the Board agreed to consider.

Flora Fridays are back this weekend but the food trucks are beginning to require minimums. Please come by and grab some great food if you're home.

**d. Proposal for Neighborhood Garage Sale:** Alyssa Honor proposed a neighborhood garage sale similar to the one being held in Bella Ranch this weekend. Several Board members raised security concerns which would need to be addressed including access to the community and the likelihood of traffic backing up at the front gate at the start of the sale. Zach had some problems in his prior neighborhood where shoppers approached homes that were not participating in the sale. Stephanie Cleveland suggested creating a FB marketplace page as an option. Several other local communities have gone that route.

**e. Firefighting Water:** We've had several homes destroyed or seriously damaged by fire over the past few years. Zach has begun a conversation with the Tarrant County Fire Marshal regarding placing water storage tanks in our community to aid firefighters. The Marshal has access to federal funds that could be used to offset the cost. Having a local source of water would prevent them from having to drive to refill their tanks. It would also have a positive impact on home insurance costs for our residents. The Board will likely ask the Water Committee to take the conversation to the next step. We will also explore adding hydrants to our ponds that could be used in emergencies.

**f. Security Committee Update**

1. The Safety and Security Committee has been asked to examine the Flock License Plate Reader recently employed in Bella Ranch. This would be helpful in identifying non-resident vehicles in the event of criminal activity. Zach indicated the county uses a similar system called Vigilant Learn. The cost is \$2400 per camera per year and we may be able to get by with one to two cameras. More to follow based on Ranch's experiences.
2. Security Bids: Ken reported that ADM has done a much better job managing the guards and security in general than their predecessors. We received an unsolicited bid from a local security company and plan to solicit others as our goal is to get the guards a pay increase while keeping our security bill low. Competition may deliver that.

**VII. Financial Report**

- a. We still have eleven Residents who haven't paid their annual dues; one remains from 2021. Warning notices went out on 1 May and some have paid.
- b. Discussion on unpaid dues and potential remedies; Jeff Holcomb raised an issue about the alleged illegal dumping that was done on the lot previously owned by the Gallaghers. Discussion ensued and he was asked to bring the issue to the board formally.

- c. Republic has been purposely undercharging the Association to offset some billing issues and late delivery of carts. This has given the Association a break financially. Regular garbage is being picked up around 7 am. Recycling is late in the day.
- d. We replaced a faulty controller for the pump house by the ponds.
- e. Speed fines have been a balance of contractors and residents/guests. Over \$8k in fines have been collected so far.
- f. Legal fees are slightly over budget due to collection actions.
- g. Pond maintenance is also slightly above budget.
- h. The Association currently has \$110k in reserves.

**VIII. Next Board Meeting:** Jun 13 @ 7 pm

**IX. Adjournment:** 8:28 pm

Minutes submitted by: Ken Merchant