

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

***Meeting Minutes***

July 11, 2022

**I. Call to order**

Ken Merchant called to order a meeting of the Bella Flora Board of Directors at 7:05 PM on July 11, 2022.

**II. Roll call**

The following were present: Ann White, Vince Borrello, Dale Thomson and Ken Merchant attended in person and Cyndi White and Tiffany Doungel from the management company participated by phone. Zach Long was not able to make the meeting.

**III. Residents in Attendance:**

Cody Tewmey, Tom Potts, Jeremiah Huff, & Cheryl Moehling, Social co-chair, were resident guests in attendance.

No resident issues were requested ahead of the meeting. At future meetings, Residents are 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 June 13, 2022, Meeting:** The Board approved the minutes as submitted and posted. Ken moved; Dale seconded. Minutes approved.

**V. Old Business**

**A. Entrance Fountain:** *See Infrastructure Committee section below for status and plan.*

**A. Entry Iron Gates Repair/Refinishing:** Entrance gates under revitalization expect to be completed within the next week. Guard gate doors will also be painted.

**B. Irrigation Automation:**

**C. Back Gate Radio Link:** Dale Thomson's test revealed enough bandwidth for the radio. Need to move the antenna in the guard house from inside the attic to the outside of the building. Original radios did not work and failure was not due to the antenna or line of site. The version currently in use is still in testing mode but looks promising.

**D. Committee Volunteers:** Infrastructure: Chuck Peterson, Jay White, & Clark Roland; no flag committee volunteers yet. No official water committee however there are residents interested in the committee including: Jay White; Tom Potts; Cody Tewmey; water board, fire marshal discussion for water tank in Bella Flora;

**VI. New Business**

- A. **Pond 1 Fountain Pump:** There is a manufacturer warranty, but the existing unit has to be shipped back before the replacement will be shipped and installed. The estimated timeline is 3-4 weeks.
- B. **Bridge Project Proposal:** Front bridge has several rotted boards and is coming apart. The bridge can be repaired or completely replaced possibly with composite materials. There is likely more longevity and cost effectiveness if composite decking is used for the walkway but maintain wooden spindles for esthetics. Second bridge has rotted posts. Third bridge needs staining but appears to be structurally sound. Vince will research options. There was discussion to possibly add a fourth bridge at the lower spot near pond 3. Clearing out drainage still on the to do list but heat has slowed progress.
- C. **Front Entrance Fountain:** Still being evaluated for options. Discussion to retain the base with a possible re-design of the fountain itself. Cost is still a consideration – currently estimated to be at least \$25,000. Priority is to avoid further damage as there is potential for the structure to fall over and damage the base and impact the pool. This will be delegated to the Infrastructure committee to address with recommendations to consider a different material and fountain designs with sprays, etc. It was noted that the fountain is not only a focal point at the entrance but has been a recognized symbol of Bella Flora. Resident feedback is supportive of maintaining the fountain appearance as much as possible.
- D. **Infrastructure Committee:** They will be meeting to discuss their strategy for the committee as well as at least 2 immediate projects requiring attention. The agenda includes the following items: irrigation project, fountain replacement, and a possible infrastructure study for Bella Flora.
- E. **Landscape Committee:** Committee members Greg Anderson and Frank Kelley will develop a plan for tree trimming/removal throughout the common areas. It was noted there is a dying tree by the front entrance and a mesquite tree (on Bella Flora Drive by the gas wells) with a split trunk. Texas Lawns will be consulted to evaluate the trees which seem to be stressed from common area watering issues. Some water from the pond fillers is being used however they cannot be run simultaneously with the irrigation system as it puts too much pressure on the system. There was a leak identified by the well head which has been repaired.
- F. **Social Committee:** July 4<sup>th</sup> event was a success. July open meeting has been deferred to July 13<sup>th</sup>. Next event is back to school bash on August 6<sup>th</sup> 2022. The event is still in planning stages however tentative plans for the event to be held 9-11 AM. There will be donuts and hopefully a coffee/beverage food truck. Planning for kid games and wear your school spirit shirts to help with recognition. Details will be finalized and communicated to residents. The next Flora Friday will have Chula's and Sugar Rush. August 27<sup>th</sup> is the red, white and BBQ. Residents should refer to the Bella Buzz calendar and Facebook for additional details and updates. Still considering off-site nights out, etc. Discussion regarding the heat and July Flora Friday participation. Vendor felt there was enough sales to make it worth being here in Bella Flora and minimum food sales were met. For August, encourage residents to plan to pick up food and take home especially if too hot. Reminders to residents to support the food trucks when they are in Bella Flora so the food truck community will continue to want to come to Bella Flora. Discussed Detour Signs when Modena is closed for events. Dale has quotes and options for signage that will be reviewed by the Social Committee.

## VII. **Security Committee Update**

- a. Flock License Plate Reader Update – it is the Board's understanding that Bella Ranch has the system however there is not enough BR experience with the system to determine the viability. No activity in Bella Ranch to evaluate since the last meeting therefore this item was tabled.
- b. 24/7 Security due to most recent burglaries have been requested. Residents are reminded to lock vehicles and secure the valuables. Off-duty FWPD is \$50-75 per hour. Sheriff must have

probable cause to stop an individual. There would not be any probable cause to stop someone who is walking. Discussion regarding feasibility of adding 24/7 guards which would not be able to secure the trespassers who appear to walk into Bella Flora.

- c. Tablet improvements at guard gate are under consideration. Will be discussing ID card reader interface to connect to the database.

**VIII. Financial Report – highlights discussed include the following:**

Vince reviewed expenditures for YTD. Overall summary of current fiscal position:

Current budget through June indicates approximately \$48,000 overbudget for expenses which have been offset by approximately \$38,000 of under budgeted items resulting in an approximately net \$10,000 over budget. The underages are a result of Republic billing less than expected and they do not plan to send a catch up bill. The irrigation budget is currently \$15,000 with actual expenses expected to be approximately \$7,500. Due to liens placed on properties delinquent on dues, legal expenses are more than budgeted

- B. Dues: As of June, 92.4% of 2022 dues have been collected. 6 residents have not paid 2022 dues; 1 resident has not paid 2021 dues. There are outstanding fines.
- C. Republic billing continues to be under-billing and will not bill for past under-billed months. The June billing has been adjusted to full price.
- D. Speeding tickets – \$2,400 speeding tickets issued in May. Currently there is a collective \$4,000 balance of unpaid speeding tickets from residents. A total of \$10,875 in speeding tickets has accumulated for 2021 and 2022, to date. The total balance collected has more than covered the equipment expense.
- E. Electricity rates are increasing and expect to be overbudget at year end.
- F. Reserve Balance – remains at \$110,000 but may be needed for fountain repair.
- G. Discussed Pond 1 fountain pump earlier in meeting.
- H. Management company increased by 10% which is first increase in several years.
- I. Landscape maintenance bid out as renewal has a 10% increase. Four bids are being reviewed for competitive pricing for services provided.

**IX. Bella Buzz – September 1 target date.**

**X. Next Board Meeting: August 8, 2022, at 7 pm**

**XI. Adjournment: 8:06 pm**

Minutes submitted by: Ann White