

Bella Flora HOA Board of Directors, Meeting Minutes

March 13, 2023

I. Call to order

Ken Merchant called to order a meeting of the Bella Flora Board of Directors at 7:03 PM on March 13, 2023.

II. Roll call

The following were present: Ken Merchant, Ann White, Vince Borrello, and Frank Kelley attended in person and Cyndi White from the management company participated by phone. Zach Long did not attend.

Residents in attendance: Chuck Freeman, & Tom Potts. No resident issues were requested ahead of the meeting.

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. Residents attending should refrain from commenting on the discussion unless specifically asked for input by the Board.

In the event a resident would like to address the BOD at a meeting, residents need 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.

III. Approval of Minutes from the February 27, 2023 Annual Meeting: The Board approved the minutes and presentation as submitted were posted to the Bella Flora HOA web page following the meeting.

IV. Elections

Per the Bella Flora HOA By-Laws, the Directors elected the following officers for 2023-24.

President:	Ken Merchant
Vice President:	Zach Long
Secretary:	Ann White
Treasurer:	Frank Kelley
Member-at-Large:	Vince Borrello

The following Committee appointments were so moved by Ann White and seconded by Vince Borrello.

Security Committee:	Ken Merchant
Flag Committee:	Ann White
Social Committee:	Zach Long
Landscape Committee:	Frank Kelley
Infrastructure Committee:	Vince Borrello
Water Committee:	Ann White

IV. Committee Reports

A. Infrastructure Committee Report – reported by Vince Borrello

1. **Fountain Update:** Obtained a Better Business Bureau and a Dunn & Bradstreet report on Cantera Stone Designs located in New Braunfels, TX. Additional due diligence will include a request for references before moving forward even though there were no areas of concern on either report. Discussion ensued as to potentially replace the capstones since the four bowls will not be replaced. Final measurements are needed to determine capstone cost which will be additional to the original estimate. The approved budget is \$35,000 and the current estimate is \$33,000. Cantera Stone will require 50% payment of the estimate prior to initiating fabrication of the fountain. Currently, there is a one-month lead time and the Committee is targeting work to begin in May 2023.

Additional discussion within the Infrastructure Committee included consideration for a filtration system to reduce scale build up on the fountain and surrounding pool. The challenge has been to determine suitable system types and identify a supplier. No recommendation for a specific system or associated cost as this feature is still being researched.

Vince has attempted to remove the red & green light bulbs from fountain several times however the brass screw heads are stripped making removal very difficult without substantial damage. Anticipate changing light bulbs and replace brass screws when the fountain replacement occurs.

2. **Community Projects:** To seek cost effective measures and build community, the Infrastructure Committee is recommending the following projects be handled as Community Projects, tentatively in April, pending weather. – include with spring clean-up.

- i. **Re-stain Bridges & Pump Houses:** The front bridge has been repaired but all wooden bridges need to be re-stained along with the pump houses. The black metal bridge at the ponds needs to be painted. This approach would limit expenses to the cost of stain and materials. Target Date: April 1, 2023, weather permitting.

- ii. Refresh older light/stop sign poles with a fresh coat of paint and minimal maintenance.

- ##### B. Social Committee Report – There was no report as Janet Mc Donnell was not in attendance. Information has been sent out on the egg hunt.

- ##### C. ACC Committee Report - the report was received after this meeting.

- ##### D. Flag Committee Report - reported by Ann White

The Committee has requested permission to mark the location of the inground flagpole holders on the Bella Flora Drive pavement for easier location once the grass grows over the inground holders. Expect minimal visual impact on the street as small black dots will be used and placed near the grass edge. Exact flag location and spacing will be decided within the next 2 weeks in preparation for the first display recognizing Memorial Day. The Committee is considering solar lighting options for future displays. Look into solar lighting.

E. Landscape Committee Report – reported by Vince Borrello

1. Tree & Shrub Replacement – These potential replacements are a result of weather damage. The plan is to reconnect with the arborist and determine if the fall treatment helped bring any of the damage back to life. Once there is an assessment of what is or is not viable, next steps will be to determine what needs to be removed and propose a plant/tree replacement plan. It was noted that several dead trees/shrubs have been removed however not all. Tentatively planning a community project to remove remaining dead items on April 22, 2023, weather permitting. Included in the removal will be an evaluation of how to address the split mesquite tree located on the Bella Flora Drive common area near Robert Toth's home.

2. Committee Members – Vince recommended building up the committee with additional members. Frank will be the new chair and will reach to Greg Anderson and Ken O'Donnell as potential members.

F. Security Committee Report – reported by Ken Merchant

1. Delivery Drivers – Guards will not permit entry into Bella Flora if a valid driver's license is not presented. This includes but is not limited to services such as Door Dash, Walmart, grocery delivery, etc.

2. Speed Control – The speed cameras are capturing on average 45 pictures per day which is down from prior years. The highest recorded speed has been 33 mph and it does appear that the speed controls in place are working which is improving our safety.

3. Back Gate Radio Status – They seem to be working as expected!

4. Construction Sites - Builders will need to monitor worksites for debris, unauthorized access and materials inventory. There are multiple reports of flat tires near at least one construction site due to debris in the street.

G. Water Committee – reported by Chuck Freeman

1. Committee Chair Named – Although Chuck Freeman volunteered to chair the committee in Fall 2022, volunteers are needed to service on the Committee. Globolink will send a request to residents and the request will be included in the next newsletter.

2. Water Availability in the Event of a Fire – Chuck reported that he met with the Tarrant County Fire Marshall introduction and was provided points of contact to assist with water availability to use in the event of a fire. Chuck is planning to connect with the Cresson Fire Chief and Benbrook Fire Chief soon. One proposed option would be to purchase a 25,000-30,000-gallon storage tank however that would require an acre of land and receptacle for trucks to connect. Additional discussions and options will need to be considered including an understanding of what support surrounding counties and private services have available. Relationships need to be built to determine where the best support surface as it is understood nothing works quickly with private companies and/or municipalities. It was noted that BF is 4 miles out from city water and even with the surrounding growth, city water may possibly reach by 2025. In the meantime, we will need to be aware of funding and developing infrastructure.

3. State or Federal Funding - The Board would like the Committee to connect with the Tarrant County Fire Marshal to determine if funds are still available for use within Tarrant County. It was the Board's understanding that funds were available for special projects which could include a water tank installation and potentially a hydrant system within Bella Flora for emergency use. The estimated cost is \$2,000,000.00 and BF may qualify for the Tarrant County Fire Marshal funds.

XI. Financial Report – reported by Vince Borrello

- a. 2023 YTD Financial Results Review – nothing unusual; electricity still running high; Unexpected \$800 expense for fence repair occurred.
- b. 2023 Outstanding dues – currently 2 residents have unpaid balances for 2022. Reminder notices have gone out; \$53k remains uncollected from 2023 billed dues; 19 families have not paid anything; finance charges and late fees incurred as of January 31, 2023.
- c. \$360k available in operating budget; \$140k in reserves is invested and there are \$7K of outstanding fines in accounts receivable.

XII. Old Business

- a. Trash Policy Revision – BOD will prepare the formal policy including amendments for lawn bags that may be set out prior the day the before trash collection day.
- b. The 2023 Annual Homeowners meeting – venue was great although attendance was light. The electronic only voting resulted in the highest resident participation than any other prior election.

XIII. New Business

- a. Fiber for Bella Flora – The BOD will connect with AT&T to understand what, if any, updates are available to run fiber into Bella Flora. Ken will draft a letter drafted on behalf of Bella Flora to AT&T requesting fiber be brought into Bella Flora.
- b. Plan for CCR review: - each BOD is expected to review the CCR's, identify potential changes to be stricken and replaced or for restatements needed because of changes to State laws, CCR's that were applicable while Bella Flora was still managed by the original developer but are no longer applicable, and any other revisions that reflect the current way the HOA operates. BOD is asked to identify in principal the intent of changes rather than re-write. GloboLink will also review and assist with appropriate legal wording. It was noted that the CCR's is an officially recorded document with Tarrant County and as such may not be edited. Each restatement and or stricken and replaced section will require each homeowner to vote on the proposed amendment prior to the amendment filing with Tarrant County. The BOD decided to complete their review of the By-Laws Policies within 2 weeks.

VII. Next Board meeting will be the annual meeting scheduled April 17, 2023.

VIII. **Adjournment:** 8:25 pm.

Minutes submitted by: Ann White

