

## ***Bella Flora HOA Board of Directors, Meeting Minutes***

April 17, 2023

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

Ken Merchant called to order a meeting of the Bella Flora Board of Directors at 7:00 PM on April 17, 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 was unable to attend.

No residents in attendance: 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 March 13, 2023 Minutes:** Moved by Vince to accept and seconded by Frank.

### **IV. Committee Reports**

#### **A. Infrastructure Committee Report** – reported by Vince Borrello

1. **Fountain Update:** Move forward with Café II color based upon committee recommendation. Cantera Stone uses a purchase order system. A \$18,969.48 down payment is required for fabrication to begin. Artistic and CAD drawings will also be provided as a part of the services. Timeline estimate anticipated would be 4 weeks to fabricate and up to 2 weeks for installation. Capstone replacement was added to the same the purchase order as there is anticipated repair that would be necessary once the existing four bowls are removed. An itemized list of materials and services will be requested. Vince asked GloboLink to request the installer's original fountain drawings to determine how fountain was anchored. Vince moved to accept the bid, move forward with the detailed PO and down payment to get the project underway. Ann White seconded; motion passed.
2. **Community Projects:**
  - a. Iron bridge is now painted, one wooden is also stained. Still need 2 other wooden bridges and pump house stained. Cables & posts at creeks and monument to the Creeks have been identified as community projects. Also need to refresh older light/stop sign poles with a fresh coat of paint and minimal maintenance.

- b. Clean-up of dead shrubs/trees day originally planned for April 22<sup>nd</sup> will be delayed to May due to forecast rain for April 20 & 21. Planning to move forward with post painting project for poles/signs.

**B. Social Committee Report** – There was no report as Janet Mc Donnell was not in attendance. Egg hunt was well attended. Would like to have a July 4<sup>th</sup> parade.

**C. ACC Committee Report** - the report was emailed in advance of the meeting. 6 requests have been approved, and one submittal is pending approval. Approved requests include roof replacement, storage shed addition, pool, pickleball court and requests for tree plantings. The pending request is waiting on a variance request from the homeowner related to a playhouse.

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

Inground flagpole holders have been installed from the front entrance along Bella Flora up to the Portifino intersection. The first display will honor Memorial Day from May 26 through May 30th. The Committee is considering solar lighting options for future displays.

**E. Landscape Committee Report** – reported by Frank Kelley

**1. Landscape Maintenance** - Texas Lawns work has been reviewed and there is some concern for the lack of quality work, attention to detail and such items as inadequate mulch, annual color change, etc. A price quote has been requested for some plant replacement, vine removal along the fence on the west side. Frank will be meeting with Texas Lawns to evaluate work completed and set expectations.

**2. Committee Members** – there has been no response to the request for committee members. Frank would like to have more residents join the committee.

**F. Security Committee Report** – reported by Ken Merchant

**Residents going door to door** - 3 teenage females were going door to door Saturday night (4/15/23) throughout the Creeks asking for water, to use the restroom, and food. Repeated on Sunday afternoon.

**G. Water Committee** – no report – Chuck Freeman was not able to attend.

**XI. Financial Report** – reported by Vince Borrello

- a. 2023 YTD Financial Results Review – electricity expense is still running high. If this trend continues, will be an overbudget at YE. Anticipate natural gas price decreases to impact electricity costs once they catch up. Insurance premium has been paid (once per year) but there are no unusual expenses reported.
- b. 2023 Outstanding dues – Reminder notices have gone out; \$27k remains uncollected from 2023 billed dues; 10 families have not paid anything; finance charges and late fees incurred as of January 31, 2023.

- c. \$345k available in operating budget; \$140k in reserves is invested and there are \$7K of outstanding fines in accounts receivable. \$2,675 speeding tickets collected in 2023 YTD; \$750 interest earned on the reserve account YTD.

**XII. Old 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. All but 22 residents have now signed the petition.
- b. **Plan for CCR review:** - revised target May1 to 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.

**XII. New Business**

- a. **Common drive** – would like to have a shared drive for BOD to save files, documents, etc. to the common location.

VII. Next Board meeting will be the annual meeting scheduled May 8, 2023.

VIII. **Adjournment:** 8: 15 pm.

Minutes submitted by: Ann White