

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

May 8, 2023

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

Ken Merchant called to order a meeting of the Bella Flora Board of Directors at 7:01 PM on May 8, 2023.

### **II. Roll call**

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

Residents in attendance: Chuck Freeman, Kyle & Laura Fautleroy, Ken & Janet O'Donnell; Cody Tewmey & Tom Potts.

Ken O'Donnell submitted a request for the Board to review dues assessment for multiple lots.

*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 April 17, 2023 Minutes:** Moved by to accept and seconded by moved by Frank, Vince seconded minutes accepted.

### **IV. Committee Reports**

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

1. **Fountain Update** - Moving forward with Café II color based upon committee recommendation. A \$18,969.48 down payment was paid to Cantera Stone. Received artistic drawings and approved with a minor design change suggested by the contractor before fabrication begins. Drawing review included a verification of dimensions and shape.
2. **Clean & Update Fountain Pond** – Committee is discussing options to clean the pond (pool) surrounding the base of the fountain. Evaluating options to potentially resurface the pool, upgrade lighting and installation of a filtration system. Currently evaluating options and cost estimates therefore no recommendation has been made.
3. **Community Projects** -
  - a. Most light poles, street sign poles and stop sign poles have been painted. Still a few more to go including the cabling and short posts along Bella Roma Drive, over the creek. Three bridges are repaired and stained. The second bridge from the main entrance (located on the walkway in the Bella Flora Drive common area) needs major repair and likely replacement. For the short term, will repair but it needs to be completely rebuilt. Will review and provide an estimate for the rebuild.

- b. Still need to stain the pump houses and The Creeks monument stone roof flashing and trim.

NOTE: Cost to date for paint, stain and materials has been approximately \$1,000 for these projects. Labor has been provided by Bella Flora residents.

- c. Clean-up of dead shrubs/trees day originally planned for April 22<sup>nd</sup> was delayed until May due to forecast rain for April 20 & 21. See Landscape Committee report for details.
- d. New items – to be discussed at the committee level.
  - i. Consider tables installed at the ponds for social events.
  - ii. Turtles – detrimental to pond ecosystem consider trapping & relocating.
  - iii. Street repair estimates. Have requested estimates but have not received information since March – not being considered for 2023 but still need to determine what is involved with materials, labor, etc. this is an example of a project that would be funded from the reserve accounts. Vince noted that some street damage is becoming worse and the concrete is lifting up more.

**B. Social Committee Report –Janet Mc Donnell**

- 1. Food truck schedule through September was provided.
- 2. July 4<sup>th</sup> plans include a bounce house, rented tables, chairs, and a tent. Food trucks would be arriving about 4:30 PM. Need to block roads with advance notice. Janet would like at least 2 volunteers to help with set up. The BOD requested that the tents, tables, and chairs be set up on the street rather than in the grass. Resuming the July 4<sup>th</sup> parade has been generated interest, but Janet needs volunteers to help.
- 3. September fall festival is in the planning stages, more to come.
- 4. November 4<sup>th</sup> – a charcuterie board lesson with wine pairing is scheduled as an adult event. Ken Merchant reminded Janet that no Bella Flora funds may be used for alcohol expenses.
- 5. Six new neighbors have received welcome baskets and were very appreciative. A new neighbor welcome event with BOD was suggested tentatively as a quarterly event.
- 6. Janet reported that the social committee budget remaining as of July 4<sup>th</sup> at \$1,200.

**C. ACC Committee Report -** the report was emailed in advance of the meeting. Eleven requests have been approved. Approved requests include roof replacement, swing set painting, yard top dressing, river rock drainage, curb and culvert facing, fence, flowerbed boarder installation and landscaping, temporary storage POD, trampoline, water well and playhouse.

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

No report, nothing new to date. Options for lighting will be reviewed by the Committee. First display will be May 26 through May 31, 2023.

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

- 1. **Community Projects** – Workday May 6<sup>th</sup> was a huge success and lots of gratitude for the 12-13 volunteers. Trees were trimmed/pruned along all walking trails; canopies have been raised throughout the common areas and general clean-up of tree debris on the ground. This community effort not only built connections between residents, cleaned up vegetation but

also saved Bella Flora a significant amount of money. Would like to have a community project 2-3 times per year. Texas Lawns will remove some of debris. Discussed the possibility of installing log racks discretely in the common areas for logs and renting a chipper.

## **2. Landscape Maintenance –**

**Texas Lawns reviewed damaged plant removal and replacement.** There will be a proposed plan with replacement estimates for some plant replacement, vine removal along the fence on the west side and other damaged areas.

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. Frank met with Texas Lawns to evaluate work completed and set expectations. There are low spots in the front common area that become saturated from rain making those areas inaccessible to mowers without significant damage to the lawn. Frank will work with Texas Lawns to develop accessibility options for that area. There are several red buds that will be re-staked and pampas grass will be removed on Bella Flora. Applewhite & Keys need to be mowed.

Growth along east side of common area iron fence is becoming excessive.

Ponds – turtles are an issue repeated from infrastructure. Need to install aeration to pond #3 but need cost estimates – with electrical, equipment is approximately \$10k, conservatively.

**2. Committee Members** – there has still 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**

1. Toll tag reader is having issues. Access says it is working but it is inconsistently reading toll tags.

2. Septic – clean out has been requested for guard gate as it has not been serviced.

## **G. Water Committee – Chuck Freeman, (Kyle Fautleroy, Monte Phillips – committee)**

1. Bella Ranch fire – fire first responders came through BF to access Bella Ranch fire on Bella Colina. Tanker and engine combined have a total of 3k of water. Cresson, Aledo, etc. first one on site is responsible for the site. Then it's a cycle to find more water. As engines arrive, they plug in to access water. Estimates are 7-10k gallons of water to fight a house fire. Tarrant County, Benbrook, Aledo, Cresson all have about 3 gallons of water, each. Total loss of house in 12 minutes. Lack of available water out in BF inhibits availability to save homes. Pool water can be used but needs to be pressurized. Course of actions would be to build a storage site for water in BF to cycle engines closer. Benbrook has offered to provide the fittings (different than Aledo & Cresson) and a pump that will take water from storage at 28 feet high; can pump 3k gallons in 2-3 minutes into the engine. Taylor fire response storage tank options for BF. Tank alone is 44-45k for 27k gallon tank. Shallow ground water well would reduce cost. Pump system/pipe system to hydrant like shed with landscaping – need access for trucks to storage. Relationship with fire departments – fire chiefs were engaged with BF; Tarrant County fire chief lost the battle with federal funds. There is a committee with a "guy" that may have other options. Jason Tate, Benbrook Fire Chief – will provide hydrant – need to get water from hydrant to pump. If a ready source of water, BR fire could likely have been contained. If a hydrant is located in BF, would

lower homeowner insurance due to proximity/availability of water in BF. Tiger Trail has a set up that may be considered. No additional details at this time.

**XI. Financial Report** – reported by Frank Kelley

- a. 2023 YTD Financial Results Review – Electricity has come down the past month only 6% over, evaluating Texas Lawns contracts with what we are billed; CD's are generating interest.
- b. 2023 Outstanding dues – Reminder notices have gone out; \$ 50,117.61 (includes remaining payment plan balances, fines and late notices) from 2023 billed dues. Liens will be issued in June. Seven families have not paid 2023 dues.
- c. \$345k available in operating budget; \$140k in reserves is invested and there are \$7K of outstanding fines in accounts receivable. \$975 speeding tickets in April; \$3,075 YTD, collected.

**XII. Old Business**

- a. **Fiber for Bella Flora** – Ken contacted ATT – needs address for Bella Flora.
- b. **Plan for CCR review:** - revised target June 1 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. Weiser Security – will run competing contract.
- b. Need to purchase alarm (on guard house) components.

Resident Request to Address the Board: Ken McDonnell brought forth that he is being assessed 2 separate dues for each of his 2 lots, but he only lives on one lot and has only one tax assessment from the County. Ken Merchant noted that the Board would review this request but that there are several situations in Bella Flora with two lots owned by one resident who pay the annual dues assessment on both lots. Ken McDonnell has considered a replat to one lot but was advised to address Board.

VII. Next Board meeting will be the annual meeting scheduled June 12, 2023.

VIII. **Adjournment:** 8: 19 pm.

Minutes submitted by: Ann White

