

Bella Flora HOA Board of Directors, Meeting Minutes

June 12, 2023

I. Call to order

Ken Merchant called to order a meeting of the Bella Flora Board of Directors at 7:01 PM on June 12, 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 not in attendance.

Residents in attendance: Tom Potts, Penny Honer

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 May 8, 2023 Minutes: Moved by to accept and seconded by moved by Vince moved Frank seconded minutes accepted.

IV. Committee Reports

A. Infrastructure Committee Report – reported by Vince Borrello

1. **Fountain Update** – Fabrication is underway and is approximately 50% complete. Concern is for base to ensure it supports the structure. Waiting for CAD drawings and specs on base. No confirmed timeline for demo and installation.
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. Another option is to consider hiring a pool company.
3. **Community Projects** -
 - a. All four bridges and two water well enclosures have been painted. All but a couple of signposts and light poles have been painted. There are 6 signposts in the Creeks to be painted and back gates. Half of the guard rail posts and cables going into the Creeks have been painted. Both pump houses (water well houses) have been stained.
4. Add to working list the need to install aeration to pond #3 but need cost estimates – with electrical, equipment is approximately \$10k, conservatively.

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.

- a. New items – to be discussed at the committee level.
 - i. Consider tables installed at the ponds for social events. Still evaluating options and will include in 2024 budget.
 - ii. Turtles – detrimental to pond ecosystem consider trapping & relocating. Recommendation to try one model as a beta test.
 - iii. Street repair estimates. Have requested estimates but have not received Vince noted that some street damage is becoming worse, and the concrete is lifting up more.
 - iv. Guard Gate House septic system – RovaTech has been contracted.
 - v. Replaced failed battery-operated irrigation controller for Modena common area. The controller was replaced.

B. Social Committee Report –Janet O'Donnell, not present no report

1. Food trucks are asking for minimum commitment and raising quotas. Discussion as to whether or not Friday is the best night of the week.
2. July 4th plans include a bounce house, rented tables, chairs, and a tent. Food trucks would be arriving about 4:30 PM. Crazy Burgers and Deserts 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 4th 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 4th – 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 4th at \$1,200.

C. ACC Committee Report - the report was emailed in advance of the meeting. Six requests have been approved including 1 conditional. Approved requests include new construction, fence & pool – pool is conditional pending screening; 2 roof replacements, landscaping/irrigation, and fence repair and staining.

D. Flag Committee Report - reported by Ann White

Flag committee is not recommending lighting as the flags are temporary display, additional storage, maintenance and expense will be incurred. There are a variety of solar units available however without ordering and testing for brightness, durability, whether or not secure installation, etc. a specific unit cannot be determined. Additionally, it was noted that DFW National Cemeteries displays flags on Memorial Day and Veterans Day on the gravesites and along the roads that are not lighted. The Committee believes since a temporary display, lighting is not required. Requested way to mark street with metal markers.

E. Landscape Committee Report – reported by Frank Kelley

1. Texas Lawns has removed the brush from the work day. Ken suggested renting a chipper the day of community work day next year.

Texas Lawns mowed the 100 foot wide utility easement this past weekend and cut in the Creeks.

2. Landscape Maintenance –

Texas Lawns reviewed damaged plant removal and replacement. Estimates have not been received yet to determine a plan for some plant replacement and vine removal along the fence on the west side and other damaged areas.

Hedge trimming set at 5 times per year discussion ensued regarding the overgrown shrubs at the front gate.

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.

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F. Security Committee Report – reported by Ken Merchant

1. Back gate camera radios are in and will be installed.
2. Evaluating guard gate security system and alarm system options to SimpliSafe.
3. Will be evaluating security services companies.
4. Resident gate arms are having issues in the system; Axxess is trouble shooting.
5. Visitor arm has a 14 second delay from code entry until the arm goes down.

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G. Water Committee –Chuck Freeman – not present; no report.

XI. Financial Report – reported by Frank Kelley

- a. 2023 YTD Financial Results Review – Electricity is up but only up \$200 YTD
- b. Texas Lawns is up slightly due to easement mowing.

- c. Community work day 2023 was approximately \$8000 less than the last effort to pay to have pump houses painted, etc.
- d. 2023 Outstanding dues – Reminder notices have gone out; \$18k (excludes 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.
- e. 36 speeding tickets were paid in May equaling \$1,850. YTD total is \$4,925.
- f. \$345k available in the 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.
- g. Through month-ending May 2023, expenses are \$56k under budget however expect that to be consumed by other items likely unexpected repairs.

XII. Old Business

- a. **Fiber for Bella Flora** – Ken contacted ATT but has not received feedback as of yet. Richardson Ranch would like to join in the efforts to obtain fiber from ATT.
- b. **Plan for CCR review:** - Areas will need to be updated to reflect current property codes. Some wording is no longer applicable due to changes from developer to property management service. Need to review policies and determine if new ones are needed. Will need to a detailed review as an Executive committee.

XII. New Business

- a. Newsletter – recommendation for paid advertising in the newsletter. Penny will cover this with Cyndi. Would like inputs to Penny by June 21st to have something out by June 28, 2023.

VII. Next Board meeting will be the annual meeting scheduled July 10, 2023.

VIII. **Adjournment:** 8:05 pm.

Minutes submitted by: Ann White