

Bella Flora HOA Board of Directors, Meeting Minutes

July 10, 2023

I. Call to order

Ken Merchant called to order a meeting of the Bella Flora Board of Directors at 7:00 PM on July 10, 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

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 June 12, 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 still underway and is approximately 75% complete. Concern is for base to ensure it supports the structure. Still waiting for CAD drawings and specs on base. No confirmed timeline for demo and installation. Picture was sent of lower bowl. Still no delivery date confirmed.
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. Will tackle back gate when the weather cools. Consider painting fascia and trim at guard house.

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. Committee will discuss.
 - ii. Turtles – detrimental to pond ecosystem consider trapping & relocating. Recommendation to try one model as a beta test. Need to buy one trap and try that out. Frank/Vince will order and 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. Expect estimates within the next week.
 - iv. Guard Gate House septic system – AeroboTech has checked the system. Aerator motor went out and was replaced for approximately \$780. Considering other service providers including Ledford and Aerobic Septic at the least.
 - v. Flowline ruptures on both wells over the past weekend. Temporary repair for now. Considering automation to shut off remotely. PVC into valve deteriorates over time due to vibration. Needs to be re-evaluated. Damage has limited watering and the grass is suffering. When fountain replaced in Pond 1, damage to the pond filler and float switch occurred and has been repaired. Adjustments made to pond 2 & 3 fountains.

B. Social Committee Report –Janet O'Donnell, not present see emailed 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 – no request submitted.

D. Flag Committee Report - reported by Ann White

See other minutes

E. Landscape Committee Report – reported by Frank Kelley

1. Texas Lawns mows the 100 foot wide utility easement approximately 5-6 times per year.

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. Estimate came in without a designated plan almost wholesale removal which was not the intent. Looking for other vendors to provide a proposal for desired services.

Does not seem Texas Lawns is checking irrigation system regularly including valves, sprinkler heads, etc. Still have not been provided site plan for valves as promised after at least two years. A meeting will be held with Texas Lawns to discuss areas of concern.

F. Security Committee Report – reported by Ken Merchant

1. Back gate camera radios are in and will be installed but is having difficulty staying connected more than 30 seconds. Still evaluating.

2. One resident has contested the use of the speed cameras as being illegal. The cameras are used as speed control in Mira Vista and Montserrat. Mira Vista HOA was sued for the use of the cameras but the case was upheld as the speed cameras being legal.

3. Evaluating guard gate security system and alarm system options to SimpliSafe. Currently approximately \$250 and would include extra cameras as license plate readers at the gate.

3. Will be evaluating security services companies. Weiser Corporation proposal would include an additional \$1/hour to the guards. Appears to be a solid proposal. New supervisor for the guards that has been onsite more frequently. Recording each visitor coming in and calling residents for visitors not registered.

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 has resigned as Committee Chair due to family obligations. Looking for a new chair.

XI. Financial Report – reported by Frank Kelley

- a. 2023 YTD Financial Results Review – Electricity is up but only up only 1.2% over budget YTD.
- b. Texas Lawn invoices under review for services and repairs to make sure services are provided.
- c. Pond services by Cody Carroll want to know what is included.

- d. Community work day 2023 was approximately \$8000 less than the last effort to pay to have pump houses painted, etc.
- e. 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. Collected \$3,400 in June; only 3 residents that have not paid.
- f. speeding tickets were paid in May equaling \$1,100. YTD total is \$6,100.
- g. \$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.
- h. Through month-ending June 2023, expenses are \$56k under budget however expect that to be consumed by other items likely unexpected repairs. Repairs and maintenance is over 13%.
- i. 13% under for capital expenditures; under 2.6% operating expenses, June security charges are pending due to a credit that has not come through.

XII. Old Business

- a. **Fiber for Bella Flora** – AT&T provided a cost estimate of \$1.5 m to run fiber infrastructure in Bella Flora only. Cost drivers are a result of contractors' cost doubling and the amount of rock that is present in Bella Flora. This makes it a dead issue.
- 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. History will remain but amendments may be created to reflect how the HOA currently operates. Have to follow laws but HOA can create policy to be voted on.
- c. **Newsletter status needed.**

XII. New Business – no new business

VII. Next Board meeting will be September 11, 2023.

VIII. **Adjournment:** 7:50 pm.

Minutes submitted by: Ann White