

Bella Flora HOA Board of Directors, Meeting Minutes

September 14, 2023, 2023

I. Call to order

Ken Merchant called to order a meeting of the Bella Flora Board of Directors at 7:00 PM on September 14, 2023.

II. Roll call

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

Residents in attendance: Tom Potts; Stacy Morris

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 July 10 2023 Minutes: Moved by to accept and seconded by moved by Vince Borrello moved Ann White, seconded minutes accepted. Minutes approved.

IV. Committee Reports

A. Infrastructure Committee Report – reported by Vince Borrello

1. **Fountain Update** – Fountain fabricated and transported components to New Braunfels; vendor is seeking our help to secure rental equipment to transport to BF. Vendor is having crew staffing issues and is not local therefore unable secure transportation of the fountain. Working on a potential contact to assist with equipment rental to transport fountain to Fort Worth. Cantera bowl on the bottom is 8 feet and dense stone so it will take a heavy duty transportation arrangement.
2. **Clean & Update Fountain Pond** Requested estimates from pool companies to install a filtration system for the fountain pool.
3. **Completed Projects**
 - a. Turtle trap has been deployed and caught 30 turtles and released them in the river. Pulled the trap due to heat but now that its cooler will re-deploy.
 - b. Gate has been installed in front entrance to allow ease of access to mow. This is a problem during rainy season.
 - c. Dale Thomason has installed radios and a repeater to monitor back gate cameras and it is working. Board has the ability to view the back gate via App.

4. New items – to be discussed at the committee level.
 - a. Street repair estimate received from Retzlaff - \$9,500 per location. There are 3 main areas that are in need of the most significant repair each are approximately 25 x 25 sections of 8” thick rebar; would have to contract repair of 2 sections at a time in order to be priced at \$9,500 each. Substantially worst issue is the culvert on Bella Milano. Need to monitor decline rate to make sure the road does not collapse.
 - b. Re-plumb and upgrade Water well flowlines – have had number of failures. Breakage where PVC lines come steel piping. Would prefer to go steel into the ground then go into PVC in the ground.
 - a. Need to add flow meters to determine flow rate from wells as there seems to be reduced water pressure.
 - b. Would like to automate wells to valves electrically to enable the ability to turn wells on/off remotely.
 - c. Parts estimate is \$1,500 no estimate for labor yet.
 - d. There is \$3k available in the 2023 budget for Water Wells, which has not been spent and could be applied to these expenses.
 - c. Front iron gate damage from the storm. Gate was moved out of the road but actuator will need to be repaired at the contract base which was pulled out of the ground in the storm.

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

C. ACC Committee Report – no request submitted.

D. Flag Committee Report – no report

E. Landscape Committee Report – reported by Frank Kelley, via email report.

1. **Internet Update** – still require 180 residents to sign up and there are not that many signatures. Aledo Oaks and Richardson Ranch are not interested. Our neighbors (Aledo Oaks and Richardson Ranch) do not have the density or numbers to consider running internet, based upon the representative who conducted the assessment. There is a possibility to discuss this topic again before the project starts. Estimated project completion in 2024 however no specific month stated. Rough estimate per resident for connection to the house and equipment ranges \$250 - \$500 but not yet finalized. Commitment would be \$100 per month for 500 mb service and for 10 years. A request was made to lower the commitment period, but no success. Other neighborhoods like Walsh Ranch have a denser population and were able to get a better rate. There is a 1 gb option for residents and if selected by the resident, that fee is billed additionally directly to the customer.

2. **Landscaping Update** – Trees at the front entrance of the neighborhood have been sprayed with insecticide and fungicide. Flowering trees have been fed, and several of the dead Red Buds were removed in addition to 25-30 additional stumps have been removed. No invoice received from Quality Trees for this work as of 9/14/23.

3. Gas Well Area – Approximately 40 Pampas Grass has been removed from the gas well area, berms have been built around most of the trees on the hill to help improve water management and reduce water runoff and the Vitex and other common area trees near the gas wells have been pruned of the low hanging limbs.

3. Of note: A little girl asked Frank Kelley if we could have more ducks at the ponds. Unfortunately, the ecosystem is working against the population. Eggs are not safe from turtles, snakes, wildlife etc and limiting the population. Frank told the little girl he would bring this up to the BOD.

F. Security Committee Report – reported by Ken Merchant

1. Guards need to let GloboLink know what general supplies are needed for the guard house.
2. SimplySafe cameras have not been installed as of yet but install planned for the next month.
3. One gate arm is an issue and the issue is not resolved. May be related to the storm.

G. Water Committee – Jay White, not present.

Oaks of Aledo & Richardson Ranch and Tim Sullivan want to go in with BF to bring in a Fire Station. Information provided indicates that there is no plan by Fort Worth to annex BF. Benbrook only plans to go to Veal Ranch. Water storage to fight fires is priority but would like to find available funds to set up a 30k tank. The issue is the time it takes to get a fire truck in BF without additional water storage.

XI. Financial Report – reported by Frank Kelley, via email report.

- a. Radios installed slightly over budget.
- b. Electricity has leveled out but close to budgeted amount.
- c. Pond maintenance – charged for pump failure in addition to regular fees; aerator replaced on septic system at the Guard House – repairs and maintenance.
- d. 2023 Outstanding dues –3 have not paid any dues this year to date.
- e. Speeding tickets were paid in May equaling \$1,164 speeding tickets collected in August.. YTD total is \$8k through August.
- f. \$10k of unbudgeted revenue from tickets and fines but will likely be absorbed by front iron gate repair. \$2,800 interest earned to date.
- g. Landscape work completed however no invoice has been received as of 9/14/23. Gas well area work has been invoiced. Still waiting for finalized gate repair costs before proceeding with more landscape projects.

XII. Old Business

a. **Plan for CCR review:** - Reviewed for comments some need to stay for historical purposes. Policies are in place By-laws need to be reviewed and cleaned up.

b. **Newsletter status needed.**

XII. New Business

a. 1187 project – widen to 4 lanes. BF intended to send someone to the meeting – March 2022 but no one attended. TXDOT approved plan c; next meeting on October 3, 2023 Benbrook Middle School public hearing with new project manager. Comment period follow-up. Project is still unfunded even though properties are being purchased. There have been many iterations of plans for 377/1187 interchange. Recommend seeking legal counsel for BF to remedy access at BF 1187; 1187 is planned to be a beltway around to Weatherford. Phone call with attorney that would assist with BF; eminent domain is occurring on the south side of 1187; core samples; projected 2028 possibly 2030 but the funding is not in place. Projects are unfunded but plans are for substantial roadways 4 lanes.

VII. Next Board meeting will be October 8, 2023.

VIII. **Adjournment:** 7:48 pm.

Minutes submitted by: Ann White