

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

October 11, 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, 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; Kyle & Laura Fautleroy, Jerry Fisher, Russell Karr

*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 September 14, 2023 Minutes:** Moved by to accept by Vince Borrello , Frank Kelley, seconded minutes accepted. Minutes approved.

### **IV. Committee Reports**

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

##### **Fountain Update**

Arrangements for equipment rentals have been made. Working on freight arrangements to deliver fountain and to remove old fountain debris. Waiting on a delivery date. Evaluations are ongoing for a pool filtration system and including consideration of an RO system. Factors being considered include what location is optimal for installation and the addition of freeze protection. Plan is to install a filtration system after new fountain is installed. Lighting options are also still being evaluated. Fountain itself is currently overbudget by \$3500 plus other expenses incurred related to the entire fountain project.

##### **Iron Gate Repairs**

Entry gate was re-hung with new hinges, operator was mounted on new foundation and re-wired by Miller Gate for \$3800. This was an unplanned and unbudgeted expense, result of storm damage.

##### **Main Board in Keypad**

At entry was recently replaced and resealed by Axxess due to invasion of ants, crickets, and lizards had infested the box and damaged the main electronic board in the call box. Estimated cost is \$4000 but have not received invoice as of October 11, 2023. This is an unbudgeted expense.

### **Water Well Upgrades**

Waiting on part to enable remote operation of water wells (from cell phone). There is likely minor electrical work needed to complete the automation.

Purchased a Hunter Hydrowise 2" Flow meter to install on main water well in pump house that will record all water usage for that well. Hydrowise meter will not work with the irrigation controller at the second well at Pond 4. It is believed that the well at Pond 4 is producing less water than the other wells due to pressure decline. Plan to replumb both water wells with more iron pipe to include flow meters – searching for a lessor cost meter. There is still an overall concern for water well production decline.

### **Pond Fountain Light kits**

The Pond 1 light kit is not working and continues to short out GFI reset has no impact to restore lights. Evaluation of options to replace/repair the light kit or bulbs is in progress.

Pond 2 light kit currently has three working lights and one not working.

Pond 4 light kit only has two bulbs of four working. That specific light kit was approximately \$1600 and may still be under warranty as it is just short of 3 years old. It is however not clear if the fixture or the LED bulbs are failing.

### **Street Repairs**

Infrastructure Committee will include in request for 2024 Budget along with other projects including those listed below however the Committee does not anticipate road repairs to be done in 2024 due to the expense (\$9,500 per section to be repaired if 2 sections are done at the same time.)

- Painting of back gates
- Picnic tables for social events at ponds
- Painting trim on guard house
- Replacing fencing along Eastern Boundary
- Add a fountain or aeration system to Pond 3
- Expand irrigation at Portifino and Bella Flora Drive
- Possible addition of firefighting water supply system
- Etc.

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

- a. October 13 – Flora Friday
- b. November 4<sup>th</sup> Charcuterie Board Class – adult only party
- c. A child has asked if a costume contest for Halloween would be possible. This will be passed on to Janet O'Donnell to consider. .

**C. ACC Committee Report** – October report, via email.

- a. 1 Roof Replacement Request
- b. Landscaping approved – project was pending from September.

**D. Flag Committee Report** – no report

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

1. Front common area grass has been scalped and overseeded with Rye grass. The watering schedule has been adjusted to enable the grass to germinate. BOD will proactively post on FaceBook the extended watering times as a result. The pond areas will be overseeded with Rye grass on October 16.

1. Texas Lawns has repaired all valves and sprinkler heads that have not been working property throughout the summer.
2. Some landscape projects have been halted in order to cover expense overages on unexpected repairs/damages that have occurred. Examples include replanting holly bushes and revitalizing the "island" by the Guard gate. Of the budgeted \$16, 000 for landscape, approximately \$7,500 has been used to date.

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

Although ADM has improved security guard management, they have been a vendor for two year as of April 2023. BF HOA received an unsolicited proposal for services that would potentially save approximately \$5,000 per year. The company is located in Fort Worth rather than in Arlington so could be onsite quicker. Currently with ADM, there is no immediate replacement if a guard calls in sick, has a personal emergency, etc. The proposal includes two options to increase pay rates to guards. Will develop an request for proposal (RFP) to evaluate options as it is a best practice to review service contracts every two years.

Cameras will be installed at the Guard gate now that the weather is cooler.

Contractors are increasingly speeding down Bella Flora. Lasers will be monitoring and tickets will be issued.

**G. Water Committee** – Jay White, reported via email.

Working with Chuck Freeman to transfer his information as a basis for the first water committee meeting. Chuck has a lot information assimilated which would eliminate the need to start all over.

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

- a. Radios installed were slightly over budget.
- b. Electricity expenses have leveled out but are approximating 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 expense.
- d. 2023 Outstanding dues –3 homeowners have not paid any 2023 dues to date.
- e. August speeding tickets were paid in the total amount of \$1,164. YTD total is \$8k through August.
- f. Although \$10k of unbudgeted revenue from speeding tickets and fines has been collected, but this revenue will be offset by front iron gate repair expenses. Of note, \$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.
- h. Other expense items reflected in September financials include: Gate openers, \$7,500 landscaping, \$375 for installation of front gate for lawn maintenance access. Paid two year domain name.

- i. P&L – 97.8% of dues have been collected; Fountain – bid \$38,500; \$3500 over; \$7500 Brothers Lawn Maintenance – come out of landscaping and improvement; will move to capital. 76% of expenses to budget to date (9/30/23)

## **XII. Old Business**

- a. **Fiber** – require 100% of residents (180) to move forward with the project. Resident survey ready for BOD to review and finalize. Globolink will sent out final resident survey. Richardson Ranch and Aledo Oaks interested but those areas have fewer residents and are at a further distance, so company not interested. Starlinks has advertised a shared bandwidth 600 mgbt down to 60 megabit at an approximately \$100 per month resident expense. It is desirable for a Starlinks representative come speak to the BOD in person but they will not do so. Verizon is moving 5G to this area but will require a tower and would not service as a residence but would service a business.
- b. **Plan for CCR & by-laws review:** - Reviewed for comments some need to stay for historical purposes. Policies are in place By-laws need to be reviewed and cleaned up. BOD will set a date to finalize review between now and next meeting.

- c. **FM1187 Expansion Project** – Russell Karr, Committee Chair. –

Requests for resident comments to TxDOT have posted on FaceBook; HOA communication to residents for signature of summary comments have been emailed to all residents. To date, have received 25 and sent 25 to the TxDOT project manager. Deadline is October 18<sup>th</sup> to submit all comments. Form letters (from TxDOT) are being sent to those submitting inputs.

Russell Karr has developed an option to TxDOT intersection at Bella Flora front gate to demonstrate there are viable alternatives to the current proposed plan. There is adequate land between Oaks of Aledo and Bella Flora entrance to make the interchange and preserve the current FM1187 to 377 road. It is believed that there will be a Parker County tie-in designated a and outer beltway to FW through to I-20. TxDOT says they have done a traffic study but nothing has been produced to verify and review the data. BOD is in agreement that a traffic study request is mandatory.

Lots of discussion and questions ensued regarding the following topics. The manner in which the expansion ties into the main entrance of Bella Flora is the crux of the matter – it is unclear what lead to the decision to stop at BF rather than at the Parker County line. There was repeated discussion of the primary issue regarding the tie-in as the current plan will impact BF and BF residents' safety. The question was asked as to which is preferable tie in at Oaks of Aledo, Richardson Ranch or push to Parker County line. Moving it east is most reasonable option. There is the impression was that there have been no discussions on Phase 2 (Parker County). Would like a turn lane into Aledo Oaks or Richardson Ranch at a minimum. What is TxDOT's process after comments have been provided? Is there another hearing, can the project manager meet us at the front gate to show us what they are thinking. TxDOT has not really been providing clear information on the plan; the way it looks will affect our property values. The desire is drive project now to make sure BF has input early on before other aspects come up that will consume budget. Discussed the potential to engage a legal representation which has the potential to require an additional dues assessment. A

conservative legal fee estimate is \$5-10k. The discussion concluded with the perspective that Bella Flora can sit back and let the State tell us what to do or BF can be proactive and engage early in the project even though it is pending funding, construction start date, etc.

**XIII. New Business**

**State Law to Property Code Change January 1, 2024**

There will be a requirement for all HOA's to define types of fines, a clear schedule of due dates, fine amounts, warning times procedures for hearings, etc. GloboLink will provide a draft to BOD by October 20, 2024 .

VII. Next Board meeting will November 13, 2023.

VIII. **Adjournment:** 8:00 pm.

Minutes submitted by: Ann White