

MINUTES
Bella Ranch Homeowners' Association Annual Meeting
June 3, 2014

Board Members Present: Gary Hazlewood, David Thompson (Quorum Present)

Board Members Absent: Al Burtin

HOA Members Present: Alexander, Anderson, Andrews, Bowling, Brown, Caggiano, Campbell, Carmichael, Carr, Cox, Cunningham, Donalson, Flores, Franchini, Fricke, Gillaspie, Horton, Jean-Gilles, Keith, Kinchen, Kurth, Lacy, Lee, Lorick, Lucero, Marris, Martin, McAlister, McGowen, Mitchell, Mobley, Moody, Overstreet, Poston, Robinson, Robison, Romero, Salling, Sawyer, Shahan, Sherrill, Snow, Sudol, Tennison, Torres, Vann, Walters, Williams, Williams, Wilson

Others Present: Taylor Hazlewood, Clint Baker, Patricia LaRue, Cyndi White

I. Call to Order: President Gary Hazlewood welcomed the homeowners, thanked the many attendees for their interest in their community and called the meeting to order at 7:14 p.m. Agendas and financial reports were provided to homeowners upon their arrival. Gary presented graphics and details on the history of the development followed by the ongoing and future development plans for Phases 6 and 7.

II. Discussion Topics Covered

Homeowner Volunteer Property Management. The board will continue to retain the services of GloboLink Management for all property management functions of the homeowners association.

ACC Enforcement. The community is inspected on a weekly basis. Builders are monitored on a weekly basis just like homeowners, and when necessary property violations are sent and if not corrected, fines are levied.

Walking Trails/Greenbelts. The 80' greenbelt easement between Bella Vino Drive and Bella Amore Drive will remain natural green space and will be maintained by the HOA on a monthly basis (or as needed). A paved walking trail is in the planning stages in Phase 6 along the lakes.

Community Center/Pool. There are no plans for a community center/pool.

Streetlights. There are no plans to install streetlights throughout the development.

Swimming Pool Fences. The CCRs will be amended to reflect the language of the Texas Health and Safety Code regarding pool fence requirements.

Lots Outside the Gate. Once the plat is processed through the City of Fort Worth, these six lots will be available as model home lots. Once the lots sell, they will be part of the HOA and will pay the same dues as all other members of the HOA.

Bella Park Sign. The addition of masonry to the sign is being investigated.

Sod Requirements. The 2nd amendment to the CCRs, required sod in all front yards and on side yards that abut the street and all corner lots. Hydromulch is only allowed in rear yards and side yards not visible from the street.

Entry Gate Lights. The Board has approved lights to be installed at the entry gate.

Entrance Lights. They have already been repaired.

Rain Sensor. It will be confirmed with the landscape maintenance company that a rain sensor is installed and operational on the entrance irrigation system.

Icy Roads. Bids will be obtained for retaining the services of a sand truck to service the neighborhood streets in the event of an ice storm

Culvert under Bella Colina and Bella Amore. The culvert has been cleared and silt fencing and rip rap has been installed

Emergency Vehicles. All emergency services have a code to enter the gates

Secondary Entrance. Dean Ranch Road is part of future development and once complete, will provide a secondary entrance.

Bella Flora Access. Bella Ranch residents will not be granted access to the gate system in Bella Flora in order to have access to FM 1187. The gate between the subdivisions must remain there per a previous City of Fort Worth requirement.

Deceleration Lane on Hwy 377. The Developer is currently working with engineers on plans for this.

Speeding. Speed bumps will not be installed; however additional stop signs may be installed to help slow down traffic through the development.

Volunteering: A request for volunteers for the Social Committee was made. Volunteers were asked to contact GloboLink.

III. Financial Report:

Cyndi White, property manager, presented the annual financial report. (copy attached) She broke down 2013's actual expenses by category and explained how funds were spent. Cyndi White also presented the budget for 2014. Some items (like legal fees), she explained are hard to predict. Lot maintenance (for unkept lots) is something that is billable. The exact income for 2014 is also hard to predict, as not all lots are yet developed and sold.

IV. Legal Information:

Patricia LaRue, Attorney at Law, presented clarification of the Texas Property Code regarding developer control of a subdivision.

V. Meeting Adjournment: The meeting was adjourned at 8:40 p.m.

Respectfully submitted,
David Thompson, Secretary/Treasurer