

# ***Bella Ranch Homeowners Association***

## ***Annual Meeting Minutes***

January 11, 2016

### **I. Call to order**

**Gary Hazlewood** called to order the annual meeting of the **Bella Ranch Homeowners Association** at **7:15 PM** on **January 11, 2016** at **Gladney Center, 6300 John Ryan Drive, Fort Worth, Texas, 76132, Tarrant County, Texas.**

### **II. Attendance**

The following persons were present: Alexander, Anderson, Autry, Bachmann, Bowling, Boykin, Carmichael, Chapman, Cooney, Cooper, Copeland, Cunningham, Flores, Franchink, Freeland, Fricke, Gillaspie, Holt, Johnson, Jones, Keith, Kissell, Kurth, Lee, Lemke, Lorick, Mak, Martin, McAlister, McDonald, McDonald, McElvain, Miller, Pribble, Price, Rauch, Ribinskas, Roberts, Sanchez, Shahan, Sherrill, Snow, Steed, Swanson, Tennison, Torres, Travis, Wagner, Walters, Wilson (members), Hazlewood, Baker (BOD/development office), White (management company).

### **III. Treasurer's Report**

Cyndi White presented the Financial Report, including 2015 Income and Expense, 2015 Year End Balance Sheet and 2016 Budget.

### **IV. Summary of topics discussed**

- 1) Developer Comments/Issues
  - a) Residents state that many of the Flora residents use Bella Ranch 377 entrance & roads to get to Flora. At night, the middle gate is locked, which leaves Ranch with only 1 exit. Flora can still use gate to exit to 377, though.
  - b) Emergency issue of only 1 entry/exit.
  - c) Possible solutions discussed: secondary dirt entrance, or waiting until 2<sup>nd</sup> exit. We are working on options!
  - d) We will look into the rumor that contractors are being told not to use Bella Flora gate/entrance. No such instruction has been given by developer or management company.
- 2) Trail System
  - a) The trail in the greenbelt was held off for monetary reasons, and the Developer paid for the current trail in Phases 6&7. There does not seem to be a major call for additional trails at this time, by the homeowners present. This could be an HOA addition in the future if the budget allows for it.
- 3) Model Home Park (Bella Strada Drive)

- a) Seemed to be general displeasure in how the Park looks at this time. Gary urged everyone to inform if they see dumping. 3 lots are sold and builders will begin construction shortly.
- 4) Commercial Vehicles
  - a) General displeasure on damage from contractors & builders. We continue to suggest boulders and/or any large obstruction that they cannot go over. Please get pictures, license plate numbers, contractor's names, etc. so we can track them down!
- 5) Builder Gate Codes
  - a) Cyndi to audit activity of codes that are currently available to builders, and will reissue new codes to all builders.
- 6) Security Guard
  - a) Working on getting bids for cameras, and possible coordination with Bella Flora for a roaming guard.
- 7) Board Liason
  - a) Potential use of a resident to act a liason between Board and the rest of Bella Ranch was discussed but nothing formal was established.
- 8) Future of Bella Ranch
  - a) Discussed decreased residential, plan for additional 1-acre lots on other side of Dean Ranch Road (same product). Dean Ranch Road and second, new entrance is required to be constructed with the next phase (8) of Bella Ranch
- 9) Gate Hours: open at 6am, close at 7pm.
- 10) Signage
  - a) Residents desire reflective/green side further up the road marking Bella Italia Dr. Since we finally have open communication with TxDOT, the wheels are in motion for this.

## V. Adjournment

**Gary Hazlewood** adjourned the meeting at **9:00 PM**.

Minutes submitted by: David Thompson

Minutes approved by:

