

Bella Ranch HOA

Meeting Minutes

1. Call to order

- a. Reena Ryall called to order the regular meeting of the Bella Ranch HOA at 7:00pm on February 21st, 2019, Aledo Community Center.

2. Attendants

- a. The following persons were present: Ankerson/Winn, Barrow, Brantley, Bryant, Duvall, Erasmus, Gaffey, Haseloff, Hatch, Horvath, Hufnagle, Hughes, Keith, Kurth, Lanting, Lee, Manzanares, Maroul, Moody, Mueller, Noel, O'Dell, Pico, Rowe, Ryall, Sellers, Shelton, Sherrill, Siehling, Silva, Stanley, Stone, Sudol, Thomas, Vann, Williams, Williams, Wyss.

3. Financials / Joe Sudol

- a. Joe presented a review of the 2018 Financials.
- b. Joe presented the 2019 Financials.
 - i. Contributions to Capital Reserves was explained in greater detail.
 - ii. Joe responded to questions raised about our current bank rates and fees. An explaining was provided concerning our type of account. The Board will evaluate alternate options.
 - iii. Questions were raised about our landscape fees. Joe informed the attendees that most Greenbelt Easements will be released to the property owner. This will reduce landscape costs, since the HOA will no longer be mowing these areas. The Board will notify the affected property owners as the process continues.
 - iv. Joe explained the new expense for insurance now that the HOA has been taken over from the Developer.

4. Social Events / Jayson Williams

- a. Jayson discussed the two main social events. These include the 4th of July event and the Halloween event. Jayson commented that other, smaller events were being considered.

5. ACC Requests and Violations / Jayson Williams

- a. Jayson reviewed the list of common violations.
- b. Jayson discussed the weekly inspections for violations of the ACC guidelines.

6. Questions for Board of Directors / Reena Ryall

- a. Reena addressed the questions that were officially submitted to the Board.

- i. Speeding was discussed. It was noted that private roads are unable to enforce speed limits or stop signs. Standard residential speed limits are 30 mph. The Bella Ranch posted speed limit is 20 mph.
 1. The Board has researched pricing of new, more standard, speed limit signage. There are plans to replace the stop signs.
 2. There are plans to add additional speed limit signs throughout the community.
 3. A traffic study was performed to gather information on vehicle count and speed. The data is being reviewed.
- ii. Gate questions were discussed.
 1. The gate is taking time to be repaired, because an outside insurance was required, and parts needed to be ordered.
 2. Additional lighting will be added at the gate. It will be added as soon as the gate work is complete and the electricity is in working order.
 3. Striping was requested at the front gate. The Board will look into adding striping on the exit side.
- iii. The Board reminded homeowners that Facebook is not used for HOA management items. Any official information will go through the website, bellaranchhoa.org.
- iv. Issues with noise were questioned. It was explained that Fort Worth does not have a noise ordinance. A community vote would be required to make any changes.
- v. Livestock is not allowed in the CCR's. A community vote would be required to make any changes.
- vi. When access is blocked at Bella Ranch, Bella Flora's gate will be our point of access. The board will keep Bella Flora updated on any needs we may have.
- vii. Signage at our entry was discussed. Developer signage is allowed until the last lot has been sold. All other signage will be removed. The board is contacting the owners of these signs for removal.
- viii. Reena directed any questions regarding the new development to the City.
 1. Information about Bella Crossing is limited, and the City is the best resource for accurate information.
 2. Lots will be a minimum of 1 acre, as required for property needing wells.
 3. An additional gate will be added by Developer.

7. Questions from Homeowners in attendance.

- a. The HOA board currently meets once a month. The Board will progress to Bi-Monthly meetings, and all homeowners are welcome.
- b. A question was raised about Globolink representing Bella Crossing. If Globolink represent this development in the future, it would be a benefit to Bella Ranch. Having the same management company helps with communication between neighboring communities.
- c. A request was made to address the drainage issue along the trail by the ponds. The Board will look into this problem, so that there is continuous access along the entirety of the trail.
- d. The gate was discussed and the 5pm closing time was mentioned as a reminder.

8. Adjournment

- a. Reena adjourned the meeting at 8:05 pm

Minutes submitted by: Janel Moody