

Bella Ranch Homeowners Association

Annual Homeowners Meeting

January 23, 2020 at 7:00p.m.

Meeting Minutes

- I. Call to Order/Welcome
 - a. Heath Haseloff called the meeting to order at 7:00 pm.
 - b. The board members in attendance included: Heath Hasleoff (interim president), Jayson Williams, Janel Moody, and Brian Krajca.
 - c. The homeowners in attendance included: Bachmann, Barrow, Bilsky, Brown D., Bryant, Carmichael, Darling, Duvall, Fox, Franchini, Gillaspie, Haseloff, Hofmann, Horvath, Hufnagle, Jordan, Karlen, Keith, Krajca, Kuentz, Lee, Lemke, Manzanares, Maurice, Moody, Mueller, Noel, O'Dell, Osborne, Poynor, Rowe, Ryall, Santiesteban, Sellers, Settles, Shelton, Tennison, Thomas, Visone, Williams W., Williams J.(By proxy - Freeland, Pico)
- II. A Presentation was given by Dr. Bob Patterson, General Manager of the Northern Trinity Groundwater Conservation District. We are hoping to include his presentation on our website.
- III. The 2019 Financial Report was presented by Brian Krajca. **Please see Exhibit 'A.'**
- IV. The 2020 Budget Review was presented by Brian Krajca. **Please see Exhibit 'B1' & 'B2.'**
- V. The Bella Ranch Infrastructure Inventory and Assessment Report was presented by Heath Haseloff. **Please see Exhibit 'C.'**
- VI. The Architectural Control Committee (ACC) Report was presented by Jayson Williams. An explanation of the violations that were sent out for pool equipment and propane tank screening was addressed. Since the board is requiring new construction to provide screening, per the Bylaws, it was necessary to bring the existing neighborhood up to the required code. All propane tanks visible from

the street and all visible pool equipment must be screened. Fencing and landscape are a few options to successfully screen this equipment.

- VII. The Board is looking to create a Neighborhood Safety Committee. This committee will identify and assess possible solutions and make recommendations to the board. We are looking forward to much homeowner involvement and a much safer community.
- VIII. The submitted Questions/Comments from Homeowners were presented by Janel Moody. **Please see Exhibit 'D.'**
- IX. Questions/Comments from Homeowners in Attendance
 - a. A few homeowners asked about the placement of the two existing gates and the additional future gate. The Board will investigate these placements and options for a better location.
 - b. Additional lighting at the gate was requested. The lighting at the gate is a work in progress. There have been many issues with the landscape and overhead gate lighting. The Board will discuss any further action.
 - c. Maintenance of greenbelt easements was discussed. All property owners are required to maintain their own easements per the CCR regulations.
 - d. A homeowner expressed concern about the additional entrance into Bella Ranch and current visibility issues. Bella Ranch has no control over these roads, since they are TxDot property. The Board will stay informed about improvements along 377 that affect our neighborhood.
 - e. A homeowner asked about the wood brown shack at the entry. The shack is a pump house for the Business Park and is located on their private property. They are separate from Bella Ranch and not required to follow our guidelines.
- X. The Board of Directors Election results were announced.
 - a. Heath Haseloff
 - b. Doug Brown
- XI. The Meeting was Adjourned at 8:30pm.

EXHIBIT A

2019 Income and Expense Bella Ranch Homeowners Association

Income	
ACC Review	3,250.00
Finance Charges	630.43
Fines	2,995.16
Interest Incomer	525.60
Late Fees	1,050.00
Membership Dues	149,386.99
Returned Check Charges	30.00
Total Income	<u>157,868.18</u>
Expense	
Accounting/Audit	300.00
Bank Service Charges	139.00
Credit Card Processing Fees	4.20
Electrical Maintenance	125.00
Electricity	1,608.23
Entrance Decorations	500.00
Garage Sale	54.31
Gate Internet Service	139.40
Gate Maintenance	6,676.39
Gate Telephone	1,045.39
Gate Transmitters	1,465.83
Insurance	3,560.00
Irritation System Maintenance	3,442.50
Landscape Maintenance	24,632.05
Late Payment Statement Fees	1,080.00
Management Fees	30,000.00
Meetings	75.00
Postage and Delivery	1,168.05
Printing and Reproduction	2,952.85
Property Tax	6.71
Repairs and Maintenance	4,211.34
Road Maintenance	4,487.95
Social	3,839.47
Website	62.32
Welcoming Committee	982.75
Total Expense	<u>92,558.74</u>
Net Income	<u><u>65,309.44</u></u>

EXHIBIT B1

2020 Budget Bella Ranch Homeowners Association

Ordinary Income/Expense

Income

2019 Membership Dues	149,000.00
Total Income	<u>149,000.00</u>

Expense

Accounting Audit	300.00
Bank Service Charges	150.00
Contribution to Reserves	30,000.00
Credit Card Processing Fees	10.00
Electrical Maintenance	800.00
Electricity	2,400.00
Entrance Decorations	2,000.00
Garage Sale	200.00
Gate Maintenance	5,000.00
Gate Telephone	900.00
Gate Transmitters	1,000.00
Insurance	3,560.00
Irrigation System Maintenance	2,000.00
Landscape Maintenance	25,100.00
Legal	1,500.00
Management Fees	30,000.00
Meetings	75.00
Postage and Delivery	1,750.00
Printing and Reproduction	3,100.00
Property Tax	6.45
Repairs and Maintenance	5,000.00
Road Maintenance	2,000.00
Social	5,000.00
Welcoming Committee	1,000.00
Total Expense	<u>122,551.45</u>

Net Ordinary Income	<u><u>26,448.55</u></u>
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EXHIBIT B2

Balance Sheet as of December 31, 2019 Bella Ranch Homeowners Association

Current Assets	
Checking Account	101,543.10
Contingency Reserves	80,424.42
Dues Receivable	<u>2,523.08</u>
Fines Receivable	7,850.00
Unusable Land - 12601 Volare Drive	<u>100.00</u>
Total Current Assets	192,440.60
Liabilities & Equity	
Accounts Payable	448.65
Retained Earnings	132,981.70
Unusable Land - 12601 Volare Drive	100.00
Net Income	<u>58,910.25</u>
Total Liabilities & Equity	<u><u>192,440.60</u></u>

EXHIBIT C

INFRASTRUCTURE

BELLA RANCH

HOMEOWNERS ASSOCIATION

INFRASTRUCTURE INVENTORY AND VALUE ASSESSMENT

January 2020

Prepared by: Heath M. Haseloff, P.E.
TX License No. 96547

Introduction

The Bella Ranch subdivision is a private community located in southwest Tarrant County. The subdivision is unincorporated which means that property owners do not pay city taxes thus do not receive city services. The streets within the subdivision and other related infrastructure, such as the gate system, street signs, drainage structures, guard rails, and irrigation systems, are privately owned and maintained by the Bella Ranch Homeowners Association (HOA). It is important for the HOA to know and understand the extent and value of their infrastructure in order to properly budget for ongoing, future maintenance. The following report is a current inventory and value assessment of the infrastructure located within Bella Ranch that is the responsibility of the HOA.

Infrastructure Inventory and Value Assessment

The following data was obtained from field inspections/measurements, construction plans, and the Final Plats as recorded with Tarrant County.

The streets are the largest infrastructure asset owned by the HOA. The streets in Bella Ranch are 24 feet wide, located within a 60 foot private right-of-way, and constructed of 6-inch concrete. There is approximately 34,460 linear feet (or 6.53 miles) of streets in Bella Ranch. At today's construction prices, the total cost of the streets is approximately \$4.6 million (see Table 1 Bella Ranch Street Inventory).

There are thirty-two (32) drainage structures within Bella Ranch that are owned by the HOA. The drainage structures mainly include culverts under the streets. The culverts are constructed of high density polyethylene pipe (HDPE) and reinforced concrete boxes (RCB). Most culverts have a concrete headwall at the upstream and downstream ends. The total cost of the 32 drainage structures is approximately \$635,145.00 (see Table 2 Drainage Structure Inventory). This cost does not include the culverts located under the driveways. The culverts under the driveways are owned and maintained by the individual property owners.

This paragraph for miscellaneous infrastructure...Gates, Street Signs, Monument Signs, Irrigation, Guard Rails, Fences, et al.

Recommendations

This section to include inspection and maintenance guide/toolbox

TABLE 1
BELLA RANCH STREET INVENTORY

STREET NAME	R.O.W. (FT)	LENGTH (FT)	WIDTH (FT)	AREA (SY)
Bella Alba Dr.	60	435	24	1,160.0
Bella Amore Dr.	60	3,115	24	8,306.7
Bella Angelo Ct.	60	450	24	1,200.0
Bella Brezza Dr.	60	545	24	1,453.3
Bella Casa Dr.	60	510	24	1,360.0
Bella Colina Dr.	60	5,210	24	13,893.3
Bella Dio Dr.	60	4,715	24	12,573.3
Bella Italia Dr.	80	575	24	1,533.3
Bella Palazzo Dr.	60	2,485	24	6,626.7
Bella Parco Dr.	60	605	24	1,613.3
Bella Posto Dr.	60	730	24	1,946.7
Bella Prato Dr.	60	365	24	973.3
Bella Rosa Ct.	60	1,150	24	3,066.7
Bella Sereno Ct.	60	400	24	1,066.7
Bella Stelle Dr.	60	305	24	813.3
Bella Strada Dr.	60	425	24	1,133.3
Bella Vineyard Dr.	60	1,415	24	3,773.3
Bella Vino Dr.	60	4,420	24	11,786.7
Bella Vita Dr.	60	3,300	24	8,800.0
Dolce Vita Dr.	60	1,835	24	4,893.3
Palazzo Vista Dr.	60	390	24	1,040.0
Sera Roma Dr.	60	390	24	1,040.0
Volare Dr.	60	690	24	1,840.0
TOTAL		34,460		91,893

(6.53 Miles) **TOTAL COST = \$4,594,667**

*Total cost based on \$50/SY for 6" concrete

TABLE 2
DRAINAGE STRUCTURE INVENTORY

STRUCTURE	TYPE	MATERIAL	SIZE	LENGTH (FT)	COST
1	Box Culvert	Concrete		160	\$74,000.00
2	Box Culvert	Concrete		95	\$48,000.00
3	Pipe Culvert	HDPE	36"	60	\$15,700.00
4	Pipe Culvert	HDPE	36"	60	\$15,700.00
5	Energy Dissipator	Concrete	10' x 30'		\$7,000.00
6	Pipe Culvert	ADS	24"	80	\$16,800.00
7	Pipe Culvert	HDPE	24"	50	\$14,250.00
8	Pipe Culvert	HDPE	24"	60	\$15,100.00
9	Pipe Culvert	HDPE	24"	60	\$15,100.00
10	Pipe Culvert	ADS	24"	45	\$13,825.00
11	Pipe Culvert	ADS	42"	45	\$14,725.00
12	Pipe Culvert	ADS	24"	45	\$13,825.00
13	Pipe Culvert	HDPE	27"	50	\$14,500.00
14	Pipe Culvert	HDPE	36"	75	\$17,125.00
15	Pipe Culvert	HDPE	42"	65	\$16,825.00
16	Pipe Culvert	HDPE	24"	65	\$15,525.00
17	Pipe Culvert	HDPE	24"	60	\$15,100.00
18	Pipe Culvert	HDPE	36"	50	\$14,750.00
19	Pipe Culvert	HDPE	24"	65	\$15,525.00
20	Pipe Culvert	HDPE	2 - 54"	75	\$22,750.00
21	Pipe Culvert	HDPE	60"	95	\$21,875.00
22	Pipe Culvert	HDPE	24"	100	\$18,500.00
23	Pipe Culvert	HDPE	24"	65	\$15,525.00
24	Pipe Culvert	ADS	30"	60	\$15,400.00
25	Pipe Culvert	ADS	24"	42	\$13,570.00
26	Box Culvert	Concrete	2 - 10' x 6'	75	\$40,000.00
27	Pipe Culvert	ADS	48"	205	\$33,575.00
28	Pipe Culvert	HDPE	2 - 60"	80	\$24,800.00
29	Pipe Culvert	HDPE	30"	60	\$15,400.00
30	Pipe Culvert	ADS	24"	43	\$13,655.00
31	Pipe Culvert	ADS	42"	44	\$11,620.00
32	Pipe Culvert	HDPE	24"	60	\$15,100.00

TOTAL = \$635,145.00

*See Figure 1 for Structure Numbers

*All culvert costs include concrete headwalls

*HDPE - High Density Polyethylene

*ADS - Advanced Drainage Systems

Bella Ranch Drainage Structures Figure 1



Not to Scale

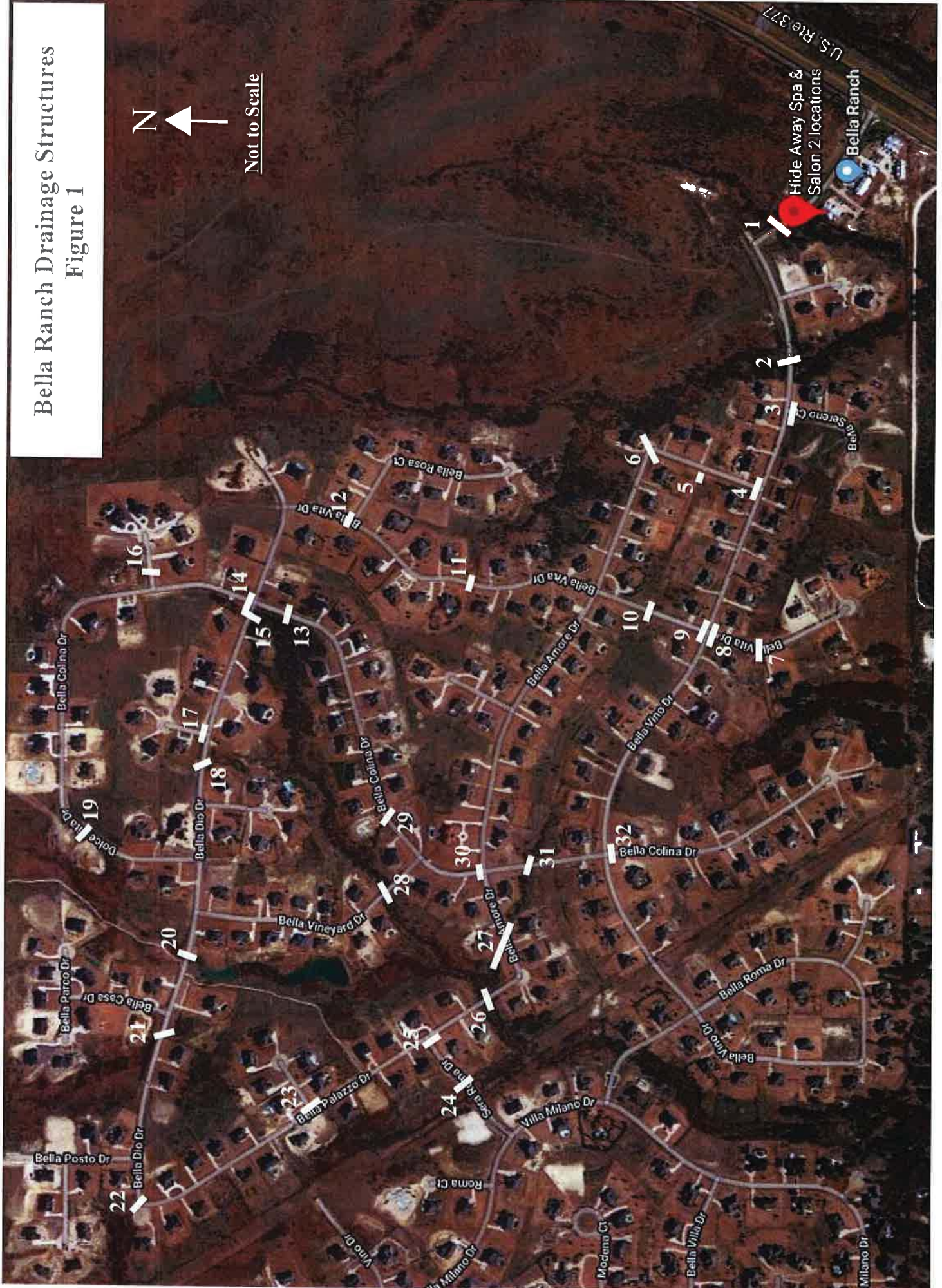


EXHIBIT D

Questions Submitted by Homeowners

1. This question has been addressed with the homeowner.
2. The Bella Ranch/Bella Flora shared gate. Restricted access to non-residents is requested. Leave gate access available to emergency services only.

Response: The streets in Bella Flora and Bella Ranch are private property owned and maintained by the respective Homeowners Associations. Neither residents of Bella Flora nor Bella Ranch have access rights to the others private streets. The gate between the neighborhoods is owned, operated, and maintained by the Bella Flora HOA and is required for emergency access only. Emergency access means use by emergency vehicles (i.e. Fire, Police, EMS), it does not mean personal emergencies. It may also be used if the main entrance to either neighborhood is blocked or non-functional. Although Bella Flora and Bella Ranch residents, alike, use and enjoy the convenience of the gate, they do not have the rights to do so.

3. The developer and previous HOA have maintained the creeks in all of Bella Ranch and have maintained the portion on Bella Palazzo for the past 6 years. How can that be changed at our expense without conversations and after the developer agreed to that when we purchased the property?

Response: The Final Plats as recorded and filed with Tarrant County state "The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to the drainage-ways." This means that it is not the responsibility of the HOA to maintain drainage easements. The developer may have chosen to maintain certain Drainage Easements, but was never required to. Many property owners currently maintain the drainage easements on their property themselves. In general, we shouldn't be spending HOA funds on things that only benefit a limited number of property owners.

4. I am affected by the greenbelt easement change and would like to know how we as homeowners are going to go about maintaining this area as a whole. So it has a continuous look and is not patchy (longer in some areas and shorter in others). Also, it would have been nice to be included in the decision of the greenbelt easement change since our property is directly affected.

Response: To clarify, the HOA did not abandon, turn over, or release the Greenbelt Easements to the affected property owners. The letter was sent to inform property owners that the HOA is not legally responsible for maintaining the Greenbelt Easements. The Greenbelt Easements are on private property and it is the responsibility of the property owner to maintain them in accordance with the Deed Restrictions. The same is true for any utility and/or drainage easement located on private property. Again, the developer chose to maintain certain Greenbelt Easements, but was never

required to. The cost of maintaining the Greenbelt Easements for individual property owners is not a justifiable expense for the neighborhood. Furthermore, the letter informed the property owners that they have Rights of Use of the Greenbelt Easements to install allowable improvements.

5. Where does Bella Ranch's HOA property begin? Where do we begin to take care of maintaining the grass etc.? Do we take responsibility at the entrance sign, or the stop sign at Bella Vino, or at the Bella Strata gate, or at the main gate? Who or what entity takes care of the rest?

Response: The HOA's responsibility is from 377, down Bella Italia, down Bella Vino, past the gate, to the bridge. The Business Park shares 50% of the maintenance on Bella Italia, and once Bella Crossing is constructed, all three property owner associations will be responsible for one third of the electricity and maintenance along Bella Italia.

6. When exiting Bella Ranch through the gate on Bella Vino Dr., you have to get so close to the gate to activate the sensor. It makes running into the gate a real possibility. Would it make sense to move the sensor back 10 to 15 feet to give more room for error?

Response: The HOA has already received a quote to move the exiting sensor back and we are waiting for the work to be scheduled.

7. Could we hold meetings closer – maybe a church in Benbrook? High Ridge seems popular among neighbors.

Response: Our regular monthly meetings are held in the Business Park at the entrance. The annual meeting location is based on who is willing to provide us a room and availability. We can explore other options in the future.

8. Is a gate necessary? The in/out of 300 houses is so frequent my belief is a gate does nothing but cause potential accidents & expenses to fix.

Response: We all bought our homes knowing it is a gated community. There is no intent to change that.

9. Can we put speed bumps at stop signs on Bella Vino, or "Your Speed Is" radar signs?

Response: These are the type of suggestions to be vetted and researched by the Neighborhood Safety Committee.

10. Can we petition HEB (Granbury or Willow Park) to add our neighborhood as a delivery area?

Response: We recommend that you contact them directly.

11. Why do we water the entrance so much? The dirt appears too shallow for a healthy turf so why spend the time and money watering, fertilizing, and mowing?

Response: It's our intent to keep the entrance aesthetically pleasing.

12. Concern...Water availability. Our most precious resource must be managed and possibly some HOA rules could be written. 1) All swimming pools must be filled with water purchased and delivered via tanker truck from city sources. 2) Lawn irrigation limited to no more than 2 or 3 sprinklings per week with no more than 15 minutes per watering station.

Response: The Right of Capture is a common law rule in the State of Texas. It states that a landowner has a right to take for use or sale all the water that he can capture from below his land. HOA rules for water restrictions would not supersede the State law.

13. Concern...Stop Signs/Speeding. 1) Would RED stop signs help? 2)Possibly consider periodic rental of a speeding sign that flashes when over 20mph. This should be able to be something the county could possibly loan us one in a while? 3) We are against speed bumps. 4) I believe we should again consider a vote on whether or not to allow nightly security. If I remember correctly, there was a \$200/year premium to our HOA fees had we authorized the security patrol to continue. Maybe a vote now would prove a different result?

Response: These are the type of suggestions to be vetted and researched by the Neighborhood Safety Committee.