

Bella Ranch HOA

Meeting Minutes

1. Call to order

- a. Cyndi called to order the regular meeting of the Bella Ranch HOA at 7:00pm on January 15th, 2019 at the residence of Jayson Williams.

2. Roll call

- a. A roll call was conducted and the following persons were present: Reena Ryall, Joe Sudol, Brian Krajca, Jayson Williams, Janel Moody and Cyndi White.

3. Public Comments

- a. Reena asked attendants if there were any comments. No homeowners had comments.
- b. Homeowner attendants were: Bill & Esther Barrow, Wade Moody, Rush Vann, Heath Haseloff, Robert Bryant, and Trip Littleton.

4. Financial Report-Cyndi & Brian

- a. Cyndi did a quick review of Property Taxes, Monthly Expenses, Dues from early closings, ACC review fees, and Budget vs, Actual.
- b. The year end balance is at \$119,114.68.
- c. Joe suggested a separate account for reserves. Brian, also recommended setting up a separate account and the Board agrees. Brian and Cyndi will take care of the required bank documents and transfers.
- d. A cost study of road repairs was suggested in order to better estimate the amount of reserves needed. No decision was made on whether or not to do this study.
- e. Brian motions to approve budget, second by Jayson.

5. D&O Insurance/General Liability Insurance-Cyndi

- a. Cyndi reviewed D&O insurance.
- b. The Board discussed the liability of the common trails located at the lakes. Additional insurance coverage may be necessary. Further discussion and research is needed.
- c. Joe will review insurance quotes and give feedback to Board for approval.

6. 2019 Budget Presentation and Approval-Brain

- a. The Board agreed that an audit was not needed every year. The outside audit will now be scheduled for every third year.

- b. Future gate improvements will be set at \$30,000. This money is not for the current repairs from the accident, but for other additional improvements that may be necessary.
- c. Brian explained the reserve deficit from previous years. This deficit will be added to our current reserve.
- d. Cyndi explained the removal of internet services for the gate cameras. It is the Board's understanding, that the service is poor and usually requires a site visit. The current services are not useful and will not be renewed.
 - i. An on site inspections of the cameras will be performed by GloboLink once a week.
- e. The Board discussed the reduction in landscape cost if some of the greenbelts were turned over to homeowners. The reduction in landscape fees are approximately \$6,000.
- f. The Social budget was increased slightly to accommodate previous costs covered by the hosting homeowners.
- g. Joe questions the cost and necessity of garage sales. Joe comments that this event is contradictory to a gated community. Garage sales are currently allowed and sponsored twice a year. A change in the CCR to prohibit garage sales would require an official homeowner vote. Further discussion is needed on this subject.
- h. Jayson motions to approve 2019 budget, second by Reena.

7. Capital Reserve Account

- a. The Board discussed Capital and Contingency accounts. The need, differences, and amounts were reviewed.
- b. Brian will move \$80,000 into Capital reserves.
- c. Reena motions to move Capital money into separate account, second by Jayson.

8. Committees

- a. ACC-Jayson Williams
 - i. Heath Haseloff is a new committee member on ACC.
 - ii. Jayson noted the large citation numbers for portable basketball goals.
 - iii. Jayson questioned violations concerning vehicle branding. The Board agrees to hold current violations on vehicle branding until further discussion.
- b. Social-Reena, Jayson
 - i. Reena will provide Jayson with additional committee volunteers.
- c. Welcoming-Janel
 - i. Reena suggested that Janel contact Emily Steed about welcome baskets.

9. Gate

- a. The gate is scheduled for repairs to begin next week (week of January 20th). TX Gate Master company will be doing the repairs.
- b. As soon as the gate is back in working order, it will be closing at 5pm as previously discussed.
- c. The Board discussed the lighting at the gate.
 - i. The landscape lights have been out since the accident. Repairs for the landscape lighting will be scheduled after gate repairs are complete.
 - ii. Additional lighting is necessary at the gate. Lighting will be added on top of each side post, in addition to ground level spot lights pointed at the gate.

10. Speeding

- a. The Board discussed the need for speed bumps in great length.
 - i. Speed bumps are allowed, but highly discouraged by the Fire Department and other emergency responders.
 - ii. Cyndi explains how other neighborhoods have attempted to slow traffic with speed bumps, and they did not solve the problem.
- b. The Board discussed replacing the Bella Ranch stop signs with the City standard signs.
 - i. The Board does not believe that this is a good solution.
- c. Heath Haselhoff suggests a traffic study be performed. This study will provide additional data on vehicle speeds.
- d. The Board tables the speeding discussion until more information is available.

11. Fiber Petition-Cyndi

- a. A petition is being circulated at Bella Flora to have AT&T provide Fiber Optic Cable. Cyndi is working with the Bella Flora contact to include Bella Ranch and possible other subdivision.
 - i. Further coordination is needed with this contact. It would be ideal to have the petition available at the next HOA Board meeting.

12. Greenbelt-Joe

- a. Joe provided information to the Board regarding the greenbelt areas.
 - i. There are three greenbelt areas that pose issues. These areas will need further research and discussion.
 - ii. The Board discussed the maintenance of culverts and drainage structures as it pertains to liability and maintenance.
 - iii. Individual homeowners maintain current structures on their own property.

- iv. The HOA maintains the culverts at roads.
- b. The Board discussed the liability of the sidewalks installed in the greenbelt areas. Homeowner may not want liability of sidewalks.
- c. The Board agrees that greenbelts should be given to the adjacent homeowner, with the exception of the few in question.
 - i. The process to abandon the greenbelts is not clear. Re-Platting and abandonment were discussed. Further research is needed.
- d. The Board discussed the maintenance at the edge of the lakes.
 - i. The HOA has previously maintained this area.
 - ii. The maintenance at the edge of the lakes is not sufficient, and will need to be increased for residential use and liability concerns.
 - iii. The Board discussed how the low areas of the sidewalk are not accessible because of pooling water and bad drainage. Further discussion will need to take place in order to fix this issue.
- e. Joe moves to abandon the majority of Greenbelt easements, as discussed, second by Jayson.
- f. Cyndi will communicate the change to the Landscape company at the completion of the Greenbelt release.

13. Additional Discussion

- a. Cyndi and Reena will work on creating language for leased/rented homes in Bella Ranch.

14. Annual Homeowners Meeting set for February 19, 2019 at Aledo Community Center, 7pm

- a. Cyndi will send out notices to homeowners to notify them of the February meeting.

15. Calendar

- a. The next board meeting was set for March 12, 2019, 7pm. This meeting will take place at the residence of Jayson Williams.

16. Adjournment

- a. Reena adjourned the meeting at 8:26.

Minutes submitted by: Janel Moody