

# Bella Ranch HOA

## Meeting Minutes

1. Call to Order
  - a. Reena called to order at 7pm.
2. February 2019 Financial Report
  - a. Brian reviewed deposits.
  - b. \$80,000 has been moved into savings for Capital Reserves.
    - i. Contribution from 2017 is \$20,000
    - ii. Contribution from 2018 is \$30,000
    - iii. Contribution from 2019 is \$30,000
  - c. Brian explained that he will run a separate budget for the Capital Reserves account.
  - d. Interest Rate research at various banks did not provide a better alternative than our current account.
3. February Update
  - a. Cyndi provided an update on the 2019 Homeowner Dues.
    - i. There are currently 32 homeowners that have not paid dues.
    - ii. Dues are not late until March 31<sup>st</sup>.
  - b. New owners
    - i. There have been four property sales.
  - c. Violations
    - i. Jayson reviewed the ACC violations.
    - ii. Most violations are currently lawn maintenance.
  - d. ACC Requests
    - i. Normal requests of pools, fences, driveway, etc.
4. Appointment of ACC Members per Bylaws
  - a. ACC Board members were confirmed for Jayson, Janel and Heath.
5. Road Signs—Repairs/Replacements
  - a. Jayson reviewed the cost of new traffic signs.
  - b. The Board discussed the replacement of posts and signs versus just attaching a new sign to our existing wood posts.
  - c. The Board discussed whether or not new stop signs would be effective in reducing speed in our neighborhood.
  - d. The Board discussed the new traffic patterns that will arise from the new development at Bella Crossing.
6. Traffic Study—Update/Next Steps
  - a. Jayson reviewed the traffic Inflow/Outflow at the gates.
  - b. The study showed that the majority of vehicles were going under 30 mph.
  - c. Bella Vino - Average speed 26 mph, 85 percentile were at 31 mph or below
  - d. Bella Colina – 21 mph average, max 27 mph

- e. The front & back gate traffic patterns show Flora and Ranch residents are in equal use of each other's gates.
  - f. Joe questions the sampling size of one day.
  - g. The Board noted that our neighborhood speed limit is 20 mph, but public neighborhoods are 30 mph.
  - h. The Board discussed adding additional speed limit signs.
  - i. The Board discussed the excess of stop signs. Cyndi will send Reena a stop sign location map.
7. Update to Facebook Group Rules
- a. Reena reviewed standard rules for the Bella Ranch Facebook page.
8. Greenbelt Easements
- a. Cyndi explained the issues with the HOA returning the greenbelt easements to property owners.
  - b. The Greenbelt easements are not listed in plat notes, or in any easement documents, therefore there is no legal way to abandon them.
  - c. Cyndi will coordinate with the HOA attorney to draw up language for the abandonment.
  - d. Each property owner with a Greenbelt, will receive a legal document for their records.
  - e. The HOA will maintain the Greenbelt trail easement.
  - f. Jayson motions to abandon the Greenbelt easements, second by Brian.
9. Brian is looking into the necessary repairs to the trail, with two areas of drainage problems.
10. Jayson suggested a neighborhood Crawfish Boil on the 11th or 18th of May. More information will be provided.
11. Reena reminded us about the spring garage sale. She will coordinate with Debbie.
12. Homeowner Questions/Comments
- a. A homeowner asked if ice cream truck sales were allowed. Reena will follow up with this homeowner.
  - b. Issues with Castle were discussed. Cyndi will contact the owner and follow up with the homeowner.
  - c. A few homeowners had questions and concerns regarding Bella Ranch residents picking up their kids in Bella Flora.
    - i. An email was sent out to all homeowners directing them to a pick up area in Bella Ranch.
    - ii. Bella Flora is a gated community, with private roads. It is within their right to make this request.
  - d. A homeowner questioned the secondary egress/ingress points for Bella Ranch and Bella Flora. The language from the City is unclear.
    - i. Reena requested that the homeowner email her the language.
  - e. A homeowner recommended a neighborhood patrol.
  - f. The Board Discussed the installation of speed bumps to deter speeding.
    - i. Cyndi will create a homeowner survey. The survey will be sent out via email to all homeowners.
  - g. A homeowner requests the gate be closed on Saturday and Sundays. The Board will consider closing the gate on weekends.

13. Executive Session

14. The meeting was adjourned at, 9:48pm.