

# Bella Ranch Homeowners Association

## BOD Meeting Minutes

July 16, 2019

- I. Call to Order/Welcome
  - a. Reena calls meeting to order at 7:00 pm
- II. May/June 2019 Financial Report, reviewed by Brian
  - a. Income up, expenses down
  - b. Gate expenses over budget
    - i. Unexpected expenditures with gate
  - c. Irrigation maintenance over budget
    - i. Valve replacement
  - d. Landscape under budget due to rainy season, resulting in less mowing
- d.
  - e. New bank option suggested by management company from Alliance Association Bank
    - i. No fees
    - ii. Interest earned
    - iii. Efficiency
    - iv. Reena motions to move account to Alliance, second by Jayson, all in favor
    - v. Reena motions to accept financials, second by Jayson, all in favor
- III. Property Updates, reviewed by Jayson
  - a. 2019 Homeowner Dues Update
  - b. New owners
  - c. Violations
  - d. ACC Requests
- IV. Gate Repairs
  - a. Gate repairs forthcoming
    - i. Gate requires loop replacement and other additional repairs
- V. Security Options, reviewed by Reena
  - a. Recent vehicle break ins
  - b. HOA discussed contacting the Sheriff's office for additional security.
  - c. Possibility of hiring security
- VI. Lawncare bids, reviewed by Reena
  - a. The board will release an RFP in August to receive bids from various landscape companies
  - b. The limit of work will exclude the Greenbelt easements that are being deeded to homeowners
  - c. Greenbelt easement documents will be sent out to homeowners by August

- VII. Infrastructure Inventory Update, reviewed by Heath
  - a. Heath will be taking an inventory of the infrastructure that falls under the responsibility of Bella Ranch
    - i. The first step is to get an initial inventory
    - ii. The second step is to take note of conditions
    - iii. This will assist in the budget analysis
    - iv. Heath will create a booklet for maintenance guidelines
    - v. The goal is to maintain, improve and replace, infrastructure as scheduled
  - b. Jayson discussed landscape maintenance along the trails at the lakes
    - i. Cyndi will contact Texas Lawns about maintaining the lakes on a more regular schedule
  
- VIII. Homeowner Questions/Comments
  - a. Joe Sudal asks about pond maintenance and mosquito issues
    - i. As previously discussed, Texas Lawns will be contacted about maintenance
  
- IX. Adjourn Meeting
  - a. Reena adjourns the meeting at 7:36 pm
  - b. The next HOA Board meeting will be scheduled for August

Bella Ranch  
Balance Sheet  
As of June 30, 2019

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	<u>Jun 30, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
BR Checking-3478	138,087.42
BR Savings	80,240.68
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Total Checking/Savings	218,328.10
Accounts Receivable	
Accounts Receivable	
Dues Receivable	6,198.99
Fines Receivable	20,075.00
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Total Accounts Receivable	26,273.99
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Total Accounts Receivable	26,273.99
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Total Current Assets	244,602.09
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TOTAL ASSETS	<u>244,602.09</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	1,708.24
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Total Accounts Payable	1,708.24
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Total Current Liabilities	1,708.24
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Total Liabilities	1,708.24
Equity	
Retained Earnings	132,906.70
Net Income	109,987.15
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Total Equity	242,893.85
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TOTAL LIABILITIES & EQUITY	<u>244,602.09</u>