

Bella Ranch Homeowners Association

BOD Meeting

October 10, 2019

AGENDA MINUTES

- I. Call to Order/Welcome
 - a. Reena calls meeting to order at 7pm.
- II. August and September 2019 Financial Report
 - a. Brian reviews financials.
 - b. Individual items over in budget are: electricity, gate maintenance, irrigation repairs, and road maintenance.
 - c. Individual items below budget are: landscape and legal fees.
 - d. The balance sheet will hold the HOA lot on Volare Drive at a fixed value of \$100. This lot has no value since has no buildable area.
 - e. Reena motions to vote in financials, second by Jayson.
- III. Update
 - a. New owners
 - i. There are eight new Bella Ranch homeowners.
 - b. Violations
 - i. Jayson described typical violations.
 - c. ACC Requests
 - i. Jayson described typical requests.
- IV. Lawn care bids
 - a. The Board has reviewed quotes and will remain with Texas Lawns for our lawn care service.
 - b. Reena motions to vote in Texas Lawns contract, second by Brian.
- V. Christmas Lights
 - a. A new company is needed to install the entry Christmas lights.
 - b. Bids will be requested.
- VI. Gate Update
 - a. Quotes to fix the damaged front gate have been received.
 - i. The gate damage will be covered by the driver's insurance.
 - b. The board is discussing adding additional sensors in the road for earlier detection of vehicles. Quotes are being sourced.
 - c. Temporary speed humps will be installed at the gate to slow vehicles and allow the gate to fully open. The safety of our homeowners and guests is our primary concern.
 - d. All open house requests will receive temporary codes to access the Bella Ranch gate.

VII. Fall Community Celebration

- a. The Fall Community Celebration will be held on Sunday, October 27th
- b. Bounce houses and pizza will be provided.
- c. Homeowners are encouraged to set up a table and hand out candy/treats during the event.
- d. Children are encouraged to come in costume and collect candy/treats.

VIII. Homeowner Questions/Comments

- a. New homeowners in attendance were greeted with enthusiasm.
- b. Joe Sudol requested the names of volunteers on the Social Committee. The Social Committee consists of volunteers: Jayson Williams, Heath Haseloff, Janel Moody, Emily Visone, Jessica Barnhart.

IX. Adjourn Meeting

- a. The meeting was adjourned at 7:14pm.

Bella Ranch
Balance Sheet
As of September 30, 2019

	<u>Sep 30, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
BR Operating	114,899.07
BR Reserves	80,333.26
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Total Checking/Savings	195,232.33
Accounts Receivable	
Accounts Receivable	
Dues Receivable	5,284.27
Fines Receivable	8,675.00
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Total Accounts Receivable	13,959.27
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Total Accounts Receivable	13,959.27
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Total Current Assets	209,191.60
Fixed Assets	
Unusable Land-12601 Volare Driv	100.00
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Total Fixed Assets	100.00
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TOTAL ASSETS	<u>209,291.60</u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	132,981.70
Unusable Land-12601 Volare Dr.	100.00
Net Income	76,209.90
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Total Equity	209,291.60
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TOTAL LIABILITIES & EQUITY	<u>209,291.60</u>