

Bella Ranch Homeowners Association

Board of Directors

Meeting Minutes

November 21, 2019 at 7:00p.m.

- I. Call to Order/Welcome
 - a. Heath calls to order 7:00 pm.

- II. October 2019 Financial Report
 - a. Brian reviews report. No uncommon expenditures.
 - b. Brian recommends we move additional money from checking account to reserves.
 - c. Cyndi will help determine operational expense needs before funds are transferred.
 - d. Brian motions to pass financials, second by Heath second.

- III. Architectural Control Committee (ACC) Report
 - a. Normal ACC requests

- IV. Entry Gate Update
 - a. Gate has been repaired but needs adjustments.
 - b. A meeting will be scheduled with the gate contractor to reset timing and train Heath on gate functions.
 - c. Methods of slowing down vehicles at gate were discussed.
 - d. Reflectors will be added on the gate for better visibility.
 - e. Moving forward with speed bumps. The 4" rubber speed bumps will be installed.
 - f. A Quote for speed bumps at the exit and entrance will be requested.
 - g. Jayson will coordinate with the installer and the gate loop location.
 - h. Brian motions to install speed bumps, second by Jayson.

- V. Accept the Resignation of Reena Ryall from the HOA Board of Directors
 - a. Jayson motions to accept, second by Brian.

- VI. Discuss Replacement of HOA Board Members
 - a. The board discussed the opportunity to elect new board members at the January meeting.
 - b. Cyndi will coordinate mailers for nominations.

- VII. Schedule Annual Homeowners Meeting

- a. The meeting is to be scheduled for Thursday, Jan. 23rd, at 7pm.
 - b. Cyndi will coordinate with Jayson for a back up facility.
- VIII. Release of Greenbelt Easements
- a. HOA will release greenbelt easements to property owners.
 - b. Letter to be sent out to all homeowners in December.
 - c. Board will review CCR for greenbelt wording and update as needed.
- IX. Homeowners Questions/Comments
- a. Joe Sudol questions Greenbelt Release paperwork. Questions were addressed.
 - b. Joe Sudol asks about progress of capital improvement inventory. Questions were addressed.
 - c. Joe Sudol request agenda being posted ahead of meeting. Board is considering request.
 - d. Joe Sudol asks about financials. Questions were addressed.
- X. Adjourn
- a. Heath adjourns meeting at 7:33.

Bella Ranch
Balance Sheet
As of October 31, 2019

	<u>Oct 31, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
BR Operating	120,477.41
BR Reserves	80,363.97
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Total Checking/Savings	200,841.38
Accounts Receivable	
Accounts Receivable	
Dues Receivable	4,714.02
Fines Receivable	8,675.00
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Total Accounts Receivable	13,389.02
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Total Accounts Receivable	13,389.02
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Total Current Assets	214,230.40
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>214,330.40</u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	132,981.70
Unusable Land-12601 Volare Dr.	100.00
Net Income	81,248.70
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Total Equity	214,330.40
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TOTAL LIABILITIES & EQUITY	<u>214,330.40</u>