

Bella Ranch Homeowners Association

Meeting Minutes

February 27, 2020 at 7:00p.m.

- I. Call to Order/Welcome
 - a. Call to order 7:03

- II. Financial Report by Brian
 - a. Brian reviewed the January financials
 - b. \$30,000 will be transferred to the HOA Reserve account in March
 - c. Jayson moves to approve financials, second by Heath

- III. Architectural Control Committee (ACC) Report by Jayson
 - a. Equipment screening has been the majority of request
 - b. Solar Panels are a new request. Two have been approved so far.
 - c. As policy is written, solar panels cannot be visible from street, unless the location results in a 10% reduction

- IV. Appoint Officers for Board of Directors
 - a. A motion by Brian for Board positions to remain the same, second by Jayson
 - b. Board positions are as follows:
 - President, Heath Haseloff
 - Vice President, Doug Brown
 - Treasurer, Brian Krajca
 - Secretary, Janel Moody
 - ACC Chair, Jayson Williams

- V. Discuss Neighborhood Safety Committee
 - a. Doug chair the new Safety Committee
 - b. The goal is to have volunteers from all areas of Bella Ranch
 - c. It was discussed that there would need to be 4-6 volunteers
 - d. Currently, committees need Board member majority.
 - e. The Board will amend the Bylaws so that the committee can be chaired by one Board member, with the majority of members being non-board residents.
 - f. This amendment will be placed on the next meeting agenda.
 - g. An email will be sent to the whole neighborhood soliciting volunteers.

- VI. Questions/Comments from Homeowners

- a. Mr. & Mrs. Gillaspie were in attendance
 - i. Mr. Gillaspie informed the Board about Neighborhood Watch Groups
 - ii. The Group would receive specific training by the City
 - iii. The goal of the Neighborhood Watch Group is to watch and report Suspicious activity or individuals
 - iv. Mr. Gillaspie offers to assist in this program, provide contacts and resources
 - v. The Safety Committee will discuss this option
- b. Joe Sudol was in attendance
 - i. Joe had Questions about the Greenbelt Easements
 - ii. He noted that the CCR says that the HOA can improve on the easement at any time
 - iii. Joe requested we create a legal document for the abandonment
 - iv. He suggests we properly record the abandonment and with County Clerk
 - v. Joe requests the Board review the Abandonment document he created
 - vi. The Board will discuss Joe's request

VII. Adjourn

- a. Heath adjourns meeting at 7:37.

Bella Ranch
Balance Sheet
As of January 31, 2020

	<u>Jan 31, 20</u>
ASSETS	
Current Assets	
Checking/Savings	
BR Operating	102,107.31
BR Reserves	80,455.15
	<hr/>
Total Checking/Savings	182,562.46
Accounts Receivable	
Accounts Receivable	
Dues Receivable	-2,392.72
Fines Receivable	7,850.00
	<hr/>
Total Accounts Receivable	5,457.28
	<hr/>
Total Accounts Receivable	5,457.28
	<hr/>
Total Current Assets	188,019.74
Fixed Assets	
Unusable Land-12601 Volare Driv	100.00
	<hr/>
Total Fixed Assets	100.00
	<hr/>
TOTAL ASSETS	<u>188,119.74</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	2,135.23
	<hr/>
Total Accounts Payable	2,135.23
	<hr/>
Total Current Liabilities	2,135.23
	<hr/>
Total Liabilities	2,135.23
Equity	
Retained Earnings	191,891.95
Unusable Land-12601 Volare Dr.	100.00
Net Income	-6,007.44
	<hr/>
Total Equity	185,984.51
	<hr/>
TOTAL LIABILITIES & EQUITY	<u>188,119.74</u>