

## Bella Ranch Board of Directors Meeting

### April 27, 2021

7:01 call to order - Heath

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1st item is Financial Report - Chris to deliver - went through at a high level the items

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- health of the balance - \$159K in reserves
  - Biggest item - irrigation system maintenance \$2K
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Question - Is the report filed online? No, contact the management company to obtain copies

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2nd item - Architectural Control Committee

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- 39 request - ranging from flagpoles to pools to fences
  - 3 members must approve
  - Looked at by management company - they understand the covenants better than some of the new board members
  - Any requests that were not approved were sent back and then resubmitted and approved
  - 2 new houses under constructions
  - Violations - 29 violations observed, no fines levied because people made the corrections
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Questions - of the 300 lots where are we on complete build out - 14 lots remaining that don't have construction underway.

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3rd item - appoint the officers of the Board of Directors

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- 3 new officers elected
  - Heath - Pres, Chris - Treasurer, Doug - Vice President, Michael - Secretary, Wayne - ACC Chair
  - Passes unanimously (Doug motion, Wayne seconds)
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4th item - Bella Dio Gate - Surveillance Cameras and getting internet to it

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- material prices for cameras, video recorder, hard drive, cabinets - \$2K
  - Local surveillance company for installation costs
  - No conduit under the road, so this will likely need to be installed
  - Near future we will have a better handle on cost for the cameras
  - Guesstimate is in the \$5K range
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5th item - Bella Vino Gate - breaking down

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- exit side motor hit in December of 2018
  - Since that was hit - it has been repaired several times and a recent repair made that we hope will fix the issue - all in spend since the accident is about \$1K
  - \$8K to upgrade
  - No action to take, but putting it out there for discussion
  - Heath personal opinion - with repair just made, ride this out and see how the next several months go.
  - The part that keeps breaking is \$150 repair - so it is really just an inconvenience
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Question - how quickly is it repaired once we identify the issue? It has been hit or miss, but we are using the company that built the Dio gate and has been much more responsive.

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Side note - Strada gate is broken, the photo eye has been replaced and the system board still not reading it - still needs fixing

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6th item - traffic speed and volume data

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- Feb 2019 - conversations of speed concerns back then
- Perceived speed and reality - there is a difference
- Traffic counts in 2019, only the Vino Gate, no Dio gate and Bella Flora opened between the two developments
- Good idea to see new counts with changes in our gates - put counters in the same spot
- Feb 2021
  - Volume - amount of vehicles - even distribution trips in and out of the two gates.
    - 950 per day at Dio, 1150 at the Vino gate
    - 2100 total trips in and out of the neighborhood
    - A trip is in or out, but in and out is 2 trips
    - Single family house estimate 9.5 trips per day
    - If you apply that with 270 homes, we'd have 2700 per day, but in reality we have 2100 trips per day
    - Not a huge rush of traffic
    - We were using the Flora gate in 2019 a lot more - we were using our neighborhood more than they were using our neighborhood
  - Speed -
    - Speed counters placed in longer stretches of road
    - Bella Colina in 2019 and 2021 to get comparison
    - Bella Vino stretch - Average speed was 28 mph's, 85 percentile was 33 mph's (15% considered bad driving behavior - you will just have this behavior!)
    - Bella Colina 19mph 85% at 28
    - Bella Dio 31mph 85% at 35mph (bottom of the hill at the castle to where speed is at a peak)

Beth - Bella Colina/Bella Dio intersection brought forward

- New Red Stop signs
- State mandate is 30mphs, developer set at 20mphs - people drive comfortable at our neighborhood and this is at 30mphs - 85% speed is all within 5mphs.....

7th Item - 4th of July Party

- Pre-pandemic - HOA funded parties
- Budgeted and had great turnout
- Crawfish boil in May
- July 4th
- October Halloween Party
- Resume the neighborhood party

Action taken to resume neighborhood July 4th - Wayne motion, Michael 2nd, All in Favor - unanimous!!

Hold the party at the lot past the castle - Aiden event

8th Item - Questions

- May not be able to respond to all questions

Ken Flannery 12432 Bella Amore - thank you to the board for your service!

B. Flannery - same address - why is it so dark in the neighborhood:

- Heath - this would have been at developer's cost and ultimately our cost
  - Wayne - no ability to see the stars with the street lights, adds to the country living
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B. Flannery - trash can outside anything in the deed restrictions that address covering them up - doesn't look good - is this a violation

- management company that looks at that
  - NO, there is not
  - Heath - residences took over 3 years ago at the end of this year, there are some things that are not clear, and there is subjectivity, when we took over we were going to keep it very black and white - does it allow it or does it not allow - subjective language to keep house in aesthetically pleasing manner
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Ken Flannery - ACC is given some latitude to take the interpretation a little further

- we need to sit down as a board
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Doug - pool equipment should be covered

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Elaine Morris - Bella Colina - required to have pool equipment covering?

- developer allowed that to happen
  - When we took over it was not met well to have the covering of the pool equipment because of the developer decision in the past
  - Pool equipment needs to be screened
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Barbara Tennison - 12800 Bella Serrano

- what day for July 4th party? TBD
    - Bounce houses for the kids
  - For Cindy - Generator - gets saturated with water - concrete pad - permission?
    - Yes, just submit the form
  - Items of consideration
  - 1. Trash companies - bid from company to do a mass bid? Heath - personal thought - not something we want to be HOA sponsored. We could put on a future discussion item.
  - 2. Anyway to contact to contact the service road that owns service road behind Serrano and Colina - inundated with Dust - compression station - great increase in trucks going in and out - if they could just gravel the road.
    - Go to Tarrant County Appraisal district
    - Call Doug Brown and send email to HOA
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Elaine Morris - Bella Dio gate - is there an agreement that the gate will stay open?

- Yes, there will be no gates
  - Legal rights are in place, versus what we had with Bella Flora - legal platted easement
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Barbara - how many homes in Bella Crossing

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Beth Colombo - Bella Colina - back to Bella Crossing - is the front side commercial?

- it is zoned commercial, but it is privately owned
  - Nothing planned in the next 12 years
  - Commercial use will shy away from Well Water
  - No infrastructure
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Elaine - how often do we meet?

- Heath - we meet if there is action needed
- Minimum once per quarter
- Sometimes we've met monthly
- Trying to get better at notification process

Beth - putting out sandwich boards - good reminder - board that you could put up for events

- The board must go in front of someone's house - who wants that in front of their house? That has been the issue with signs

Perhaps on the outside of the gate as you come inside the gate?

- If someone stops to read the sign outside of the gate, the HOA is responsible for any issue.

Wayne is working on communication letter - bi-monthly

Elaine - website to post in!!

Adjourn at 7:59pm!

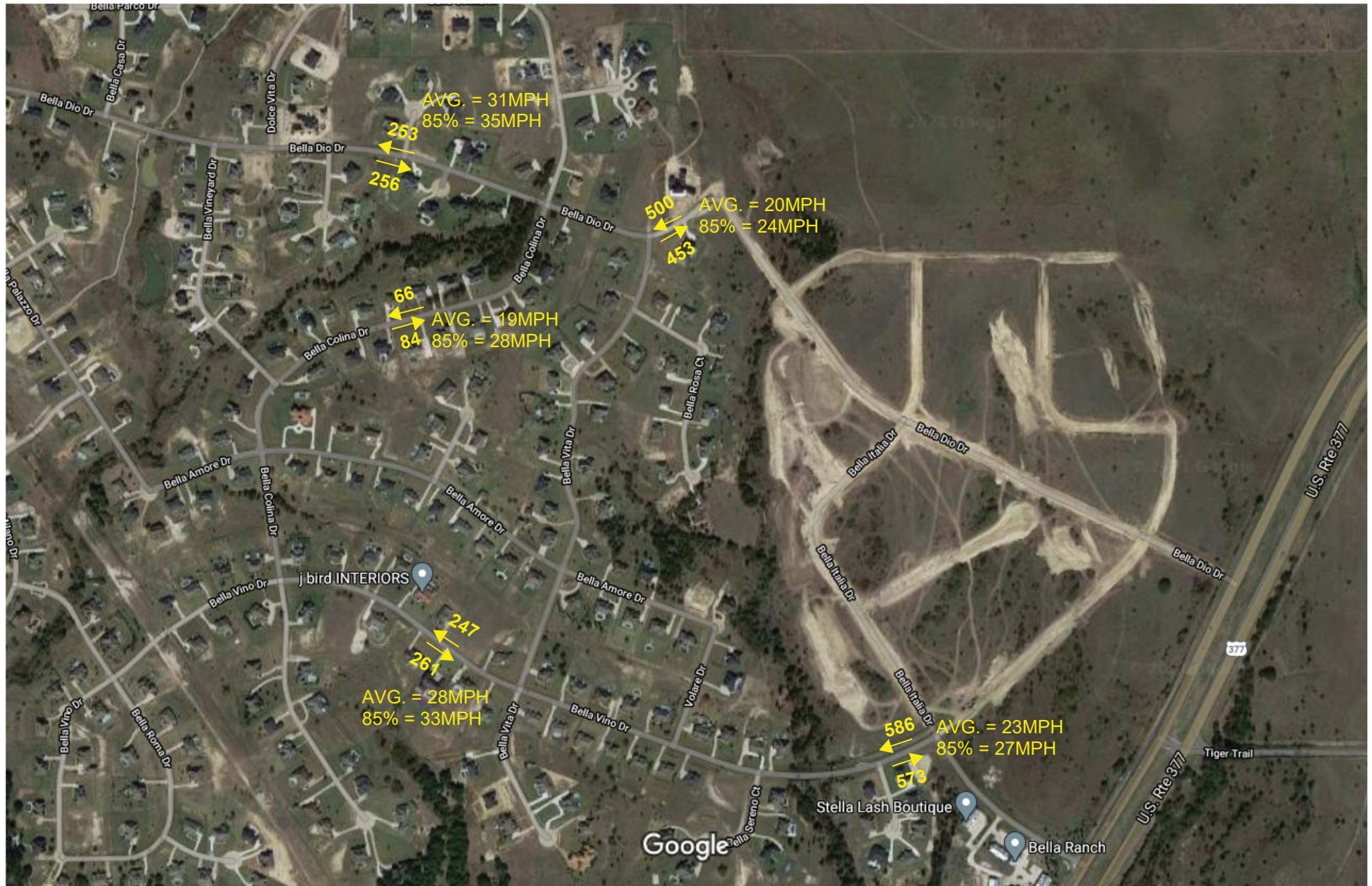








## 24-Hour Traffic Counts - February 2021



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500 ft