

Call to Order HOA Meeting - 7:04pm

Welcome - Thank you for coming

Financial Report - Christopher Fournier:

- Income - as budgeted
- Expenses - as budgeted, but a few areas we were over - capital expenditures (Gate we are coming over). Gate maintenance - budgeted \$5K and coming in at \$9K. Smaller items - gate internet service \$500 and there was no budget. Electricity \$3200 coming in and budgeted \$2400.
- Overall budget is very healthy
- Attached is a copy of the financials for reference.

Wayne moves to accept as written, Seconded, Motion passes unanimously

Cindy overview of Bella Dio Gate Finishing Touches:

- Internet Service, Cameras, Electrical and Fiber have been completed - cameras blend in nicely
 - Question on the cameras - 2 cameras should be infrared, are they, so that you can read the license plate at night? Confirm that we can read the license plate at all times of day?
 - One minor repair for masonry
-

Landscaping at Bella Crossing - not our responsibility.

Bella Vino Gate issues:

- Tolltag reader - new reader has been installed and is working correctly
 - Heath - quick thought - encourage home owners when gate is not working - reach out to the Management Company - they are the only people that can do anything about it! It will go on def ears.
 - Contact information for the management company (Globolink) - 817-741-0827 and hoa@globolink.com
-

New Business

A. DoorKing/AT&T cell service 02/22 scheduled - dropping the 3G service, so our current brains won't work on the gates, so economical quote that will be compatible with 5G, plus another quote to replace everything to match up with the software that is on the Dio gate. This will align the systems for both gates. We'll see what the costs come in at and do a cost benefit discussion to see where we stand.

B. ACC changes required by Texas Property Code changes - set in to motion September 1 of this year. Requires the ACC can only consist of property owners, but not Board Members. NO Board Members will be on the ACC. The only way the Board will come into play is if there is an appeal, the home owner would appeal to the Board. As we currently sit, 3 members on the ACC and one being a Board member. Tonight we need to appoint 1 non-Board Member. We reached out to a resident that is willing - Erica Kinchen - Nominated by Wayne Williams. Erica Kinchen is the newest ACC member. Jason Williams, Bruce Gillespie and Erica Kinchen. We will work through the former ACC Chairman to get Erica up to speed. Cindy will also reach out to Erica.

C. Overview of Policy Changes required by Texas Property Code changes - Cindy to brief us of the changes:

PDF Attachment to be referenced in the minutes - Bella Ranch Property Code Change

Summaries!

We need to approve resolution to allow Cindy's team to amend our policy as necessary to conform to the new legislative changes as of September 1 - Wayne - motion, Second - Chris, Motion passes unanimously.

Questions/Comments from Homeowners:

One question received via email regarding cameras at the Dio Gate and were they working? Heath responded to answer the question, Yes, the cameras at the Dio Gate are operational.

Do we have a LPR system? - No, We are not the investigative body. If a crime is committed we will turn video over to the sherriff's department and they can run the license plate. We will not get into the investigative side of a crime. LPR must have someone monitoring the system (License Plate Recognition). Feel the cameras meet the demand as the LPR system.

Any news on the undeveloped land to the North of Bella Ranch? - unofficially what Heath knows from his day job - 3800 ranch just sold and it will be master planned. FTW has a master transportation plan on how the road work is anticipated and is being reevaluated based on the developers. Many stakeholders involved - TexDot, City of FTW, Tarrant County. A lot of work on how they will master plan. Opinion - start from 20 and 30 and working its way down. It could be 20 years down the road. Steve Hawkins could be in the next 5 years. No gaps, just homes. Pay attention to the FTW thoroughfare plan. FTW ETJ - the developer will be annexed, which they want, it will be a public/private partnership. It will take lift stations, elevated tanks, etc.. but this is what the developer wants.

Will Fort Worth annex Bella Ranch? Unlikely we could be annexed, but it would have to go vote of the property owners.

How many people have separate water storage tanks? Unknown, the HOA doesn't track this information. Best tool is water conservation education.

Scheduling our Next Board Meeting:

- Haven't been meeting as frequently as we used to
- Several reasons why that is happening:
 - Covid
 - Began meeting minimum one time per quarter
- Recommendation to have one more meeting before the end of the year (perhaps early November) Tuesday or Thursday second week of November, and this will tee us up for the annual meeting, which will be held in January 2022.

Any other questions or comments?

Adjourn the meeting at 7:50pm.
