# **Bella Ranch Homeowners Association**

Meeting Minutes

## April 10, 2023 at 7:00pm

BOD Attendees: Brian Krajca, Heath Haseloff, Chris Fournier, Doc Copeland, Wayne Williams, Cyndi White

- I. Call to Order/Welcome
  - a. Heath calls the meeting to order at 7:02pm
- II. Approve Assignment of HOA Board Officers
  - a. Heath Haseloff President
  - b. Chris Fournier Treasurer
  - c. Brian Krajca Secretary
  - d. Wayne Williams Vice President
  - e. Doc Copeland Officer
  - f. Doc Copeland made a motion to approve the HOA Board officers. Wayne Williams seconds the motion and the motion passes unanimously.

#### III. Financial Report

- a. Chris Fournier provided a review of the YTD financials.
- IV. Approve Transfer of Reserve Funds to Certificates of Deposit (CDs)
  - a. HOA discussed transferring Reserve Funds into CDs to provide the opportunity to earn interest on those funds.
  - b. HOA will divide the Reserve Funds into 4 separate CDs in the event that a portion of the funds will need to be accessed.
  - c. Interest rates for CDs will be 3.5% 4.15% depending on the length of the CD
  - d. HOA will have immediate access to the funds if needed.
  - e. Doc Copeland made a motion to transfer the Reserve Funds to CDs. Wayne Williams seconded the motion and the motion passes unanimously.
- V. Approve Hours of Operation for the Vino and Dio Entrance Gates
  - a. The Board discussed holding the Vino and Dio gates open during the weekdays from 6:00am to 7:00pm.
  - b. The purpose of the change is to reduce wear and tear on the gates since they provide minimal security during the day. This will also minimize the amount of maintenance and repairs required and reduce the amount of time gates are inoperable. Data shows that the gates open 35-45 times per hour during the day

which does significantly limits security since non-residents can simply follow a resident in.

- c. Gates will remain closed all day on the weekends.
- d. Brian Krajca makes a motion to hold Vino and Dio gates open on weekdays during the hours of 6:00am 7:00pm. Chris Fournier seconds the motion and the motion passes by a 3-1 vote. Brian Krajca, Doc Copeland, and Chris Fournier voted in favor of the motion. Wayne Williams opposed the motion.
- VI. Questions/Comments from Homeownersa. No homeowners were present at the meeting.
- VII. Adjourn
  - a. Heath adjourned the meeting at 7:20pm

# Bella Ranch HOA Profit & Loss Budget vs. Actual January through December 2023

	Jan - Dec 23	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Delinquent Fees*	540.00		
Finance Charges	475.32		
Fines	5,475.00		
Gate Transmitters*	35.00		
Interest Income	186.27		
Membership Dues	149,000.00	149,000.00	0.00
Transfer Fees	600.00		
Total Income	156,311.59	149,000.00	7,311.59
Gross Profit	156,311.59	149,000.00	7,311.59
Expense			
Accounting Audit	450.00	500.00	-50.00
Delinquent Fees	690.00		
Electricity	794.56	4,500.00	-3,705.44
Entrance Decorations	315.00	2,500.00	-2,185.00
Garage Sale	0.00	250.00	-250.00
Gate Admin Access	603.45	3,000.00	-2,396.55
Gate Internet Service	741.21	3,120.00	-2,378.79
Gate Maintenance	1,005.00	10,000.00	-8,995.00
Gate Transmitters	0.00	1,000.00	-1,000.00
Infrastructure Maintenance	1,650.81	7,000.00	-5,349.19
Insurance	0.00	2,040.00	-2,040.00
Irrigation System Maintenance	0.00	2,000.00	-2,000.00
Landscape Maintenance	6,332.64	25,100.00	-18,767.36
Legal	0.00	1,500.00	-1,500.00
Management Fees	11,200.00	33,600.00	-22,400.00
Meetings	150.00	600.00	-450.00
Postage and Delivery	498.50	1,750.00	-1,251.50
Printing and Reproduction	2,024.35	3,100.00	-1,075.65
Reserves	0.00	20,000.00	-20,000.00
Security	0.00	4,800.00	-4,800.00
Social	0.00	6,000.00	-6,000.00
Taxes	0.00	0,000.00	0,000.00
Federal Tax	105.70	250.00	-144.30
Property Tax	0.00	6.45	-144.30
· · ·			
Total Taxes	105.70	256.45	-150.75
Website	0.00	60.32	-60.32
Total Expense	26,561.22	132,676.77	-106,115.55
Net Ordinary Income	129,750.37	16,323.23	113,427.14

## Bella Ranch HOA Balance Sheet As of March 31, 2023

ASSETS Current Assets Checking/Savings BR Operating BR Reserves 229,592.29 Total Checking/Savings Accounts Receivable Accounts Receivable Dues Receivable Total Accounts Receivable 55,933.37 Total Accounts Receivable 55,933.37 Total Accounts Receivable 55,933.37 Total Accounts Receivable 55,933.37 Total Current Assets Unusable Land-12601 Volare Driv 100.00 Total Fixed Assets 100.00 TOTAL ASSETS 437,231.90 LIABILITIES & EQUITY Liabilities Current Liabilities Accounts Payable Accounts Payable 2,110.88 Total Current Liabilities 2,110.88 Total Current Liabilities 2,110.88 Total Current Liabilities Accounts Payable Accounts Payable Accounts Payable Total Liabilities Current Liabilities Total Current Liabilities Total Current Liabilities Total Current Liabilities Total Liabilities Total Liabilities Current Liabilities Total Liabilities Total Liabilities Current Liabilities Total Liabilities Total Liabilities Total Liabilities Total Liabilities Total Liabilities Total Liabilities Total Liabilities Current Liabilities Total Liabilities Total Liabilities Total Liabilities Total Liabilities Total Liabilities Total Liabilities Total Equity Attal Equity TOTAL LIABILITIES & EQUITY 435,121.02		Mar 31, 23
Checking/Savings151,606.24BR Operating151,606.24BR Reserves229,592.29Total Checking/Savings381,198.53Accounts Receivable30,155.81Dues Receivable30,155.81Erines Receivable25,777.56Total Accounts Receivable55,933.37Total Accounts Receivable55,933.37Total Accounts Receivable55,933.37Total Accounts Receivable55,933.37Total Current Assets437,131.90Fixed Assets100.00Unusable Land-12601 Volare Driv100.00Total Fixed Assets100.00TOTAL ASSETS437,231.90LIABILITIES & EQUITYLiabilitiesLiabilities2,110.88Total Accounts Payable2,110.88Accounts Payable2,110.88Total Current Liabilities2,110.88Total Current Liabilities2,110.88Total Current Liabilities2,110.88Total Laurent Liabilities2,110.88Total Liabilities2,110.88Total Liabilities2,110.88Total Liabilities2,110.88Total Liabilities2,110.88Total Liabilities301,749.34Unusable Land-12601 Volare Dr.100.00Net Income133,271.68Total Equity435,121.02	ASSETS	
BR Operating151,606.24BR Reserves229,592.29Total Checking/Savings381,198.53Accounts Receivable30,155.81Dues Receivable25,777.56Total Accounts Receivable55,933.37Total Accounts Receivable55,933.37Total Accounts Receivable55,933.37Total Accounts Receivable55,933.37Total Accounts Receivable55,933.37Total Accounts Receivable55,933.37Total Current Assets437,131.90Fixed Assets100.00Total Fixed Assets100.00Total Fixed Assets100.00Total Accounts Payable2,110.88Accounts Payable2,110.88Accounts Payable2,110.88Total Current Liabilities2,110.88Total Current Liabilities2,110.88Total Liabilities2,110.81Equity301,749.34Unusable Land-12601 Volare Dr.100.00Net Income133,271.68Total Equity435,121.02 </td <td>Current Assets</td> <td></td>	Current Assets	
BR Reserves229,592.29Total Checking/Savings381,198.53Accounts Receivable30,155.81Dues Receivable30,155.81Fines Receivable25,777.56Total Accounts Receivable55,933.37Total Accounts Receivable55,933.37Total Accounts Receivable55,933.37Total Current Assets437,131.90Fixed Assets100.00Total Fixed Assets100.00Total Fixed Assets437,231.90LIABILITIES & EQUITY437,231.90LIABILITIES & EQUITY2,110.88Total Accounts Payable2,110.88Accounts Payable2,110.88Total Accounts Payable2,110.88Total Liabilities2,110.88Total Liabilities2,110.88Total Liabilities2,110.88Total Lubilities2,110.88Total Lubilities2,110.88Total Liabilities2,110.88Total Liabilities2,110.88Total Liabilities2,110.88Total Liabilities2,110.88Total Liabilities2,110.88Total Liabilities2,110.88Total Liabilities2,110.88Total Liabilities301,749.34Unusable Land-12601 Volare Dr. 100.00133,271.68Total Equity435,121.02	Checking/Savings	
Total Checking/Savings381,198.53Accounts Receivable Accounts Receivable30,155.81 25,777.56Total Accounts Receivable30,155.81 25,777.56Total Accounts Receivable55,933.37Total Accounts Receivable55,933.37Total Accounts Receivable55,933.37Total Current Assets437,131.90Fixed Assets100.00Unusable Land-12601 Volare Driv100.00TOTAL ASSETS437,231.90LIABILITIES & EQUITY Liabilities Accounts Payable Accounts Payable2,110.88Total Accounts Payable2,110.88Total Current Liabilities2,110.88Total Liabilities301,749.34Unusable Land-12601 Volare Dr. 100.00100.00Net Income133,271.68Total Equity435,121.02	BR Operating	151,606.24
Accounts Receivable Accounts Receivable30,155.81 25,777.56Dues Receivable30,155.81 25,777.56Total Accounts Receivable55,933.37Total Accounts Receivable55,933.37Total Accounts Receivable55,933.37Total Current Assets437,131.90Fixed Assets100.00Unusable Land-12601 Volare Driv100.00Total Fixed Assets100.00TOTAL ASSETS437,231.90LIABILITIES & EQUITY Liabilities Accounts Payable Accounts Payable2,110.88Total Accounts Payable2,110.88Total Current Liabilities2,110.88Total Liabilities2,110.88Total Liabilities2,110.88Total Liabilities2,110.88Total Current Liabilities2,110.88Total Current Liabilities2,110.88Total Liabilities2,110.88Equity Retained Earnings Unusable Land-12601 Volare Dr. 100.00301,749.34 100.00Net Income133,271.68Total Equity435,121.02	BR Reserves	229,592.29
Accounts Receivable Dues Receivable30,155.81 25,777.56Total Accounts Receivable55,933.37Total Accounts Receivable55,933.37Total Accounts Receivable55,933.37Total Current Assets437,131.90Fixed Assets100.00Unusable Land-12601 Volare Driv100.00Total Fixed Assets100.00TOTAL ASSETS437,231.90LIABILITIES & EQUITY Liabilities2,110.88Current Liabilities Accounts Payable Accounts Payable2,110.88Total Current Liabilities2,110.88Total Current Liabilities2,110.88Total Liabilities2,110.81Total Liabilities2,110.81Total Liabilities2,110.81Total Lia	Total Checking/Savings	381,198.53
Dues Receivable30,155.81 25,777.56Total Accounts Receivable55,933.37Total Accounts Receivable55,933.37Total Current Assets437,131.90Fixed Assets100.00Unusable Land-12601 Volare Driv100.00Total Fixed Assets100.00TOTAL ASSETS437,231.90LIABILITIES & EQUITY Liabilities Current Liabilities2,110.88Total Accounts Payable2,110.88Total Current Liabilities2,110.88Total Current Liabilities2,110.88Total Liabilities2,110.88Equity Retained Earnings Unusable Land-12601 Volare Dr. 100.00133,271.68Total Equity435,121.02	Accounts Receivable	
Fines Receivable25,777.56Total Accounts Receivable55,933.37Total Accounts Receivable55,933.37Total Current Assets437,131.90Fixed Assets100.00Unusable Land-12601 Volare Driv100.00Total Fixed Assets100.00Total Fixed Assets100.00TOTAL ASSETS437,231.90LIABILITIES & EQUITY437,231.90LIABILITIES & EQUITY2,110.88Current Liabilities2,110.88Total Accounts Payable2,110.88Total Current Liabilities2,110.88Total Current Liabilities2,110.88Total Liabilities301,749.34Unusable Land-12601 Volare Dr. 100.00133,271.68Total Equity435,121.02	Accounts Receivable	
Total Accounts Receivable55,933.37Total Accounts Receivable55,933.37Total Current Assets437,131.90Fixed Assets437,131.90Unusable Land-12601 Volare Driv100.00Total Fixed Assets100.00Total Fixed Assets100.00TOTAL ASSETS437,231.90LIABILITIES & EQUITY437,231.90LIABILITIES & EQUITY2,110.88Accounts Payable2,110.88Accounts Payable2,110.88Total Accounts Payable2,110.88Total Liabilities2,110.88Total Liabilities2,110.88Total Liabilities2,110.88Total Liabilities2,110.88Total Liabilities2,110.88Total Liabilities2,110.88Total Liabilities2,110.88Total Liabilities2,110.88Total Liabilities2,110.88Total Liabilities301,749.34Unusable Land-12601 Volare Dr. 100.00133,271.68Total Equity435,121.02	Dues Receivable	30,155.81
Total Accounts Receivable55,933.37Total Current Assets437,131.90Fixed Assets100.00Unusable Land-12601 Volare Driv100.00Total Fixed Assets100.00TOTAL ASSETS437,231.90LIABILITIES & EQUITY1108Liabilities2,110.88Current Liabilities2,110.88Total Accounts Payable2,110.88Total Current Liabilities2,110.88Total Current Liabilities2,110.88Total Liabilities2,110.88Total Liabilities2,110.88Total Liabilities2,110.88Total Liabilities2,110.88Total Liabilities100.00Net Income133,271.68Total Equity435,121.02	Fines Receivable	25,777.56
Total Current Assets437,131.90Fixed Assets100.00Total Fixed Assets100.00Total Fixed Assets100.00TOTAL ASSETS437,231.90LIABILITIES & EQUITY437,231.90LIABILITIES & EQUITY2,110.88Current Liabilities2,110.88Total Accounts Payable2,110.88Total Current Liabilities2,110.88Total Current Liabilities2,110.88Total Current Liabilities2,110.88Total Liabilities2,110.88Total Liabilities2,110.88Total Liabilities2,110.88Total Liabilities2,110.88Total Liabilities2,110.88Total Liabilities2,110.88Total Liabilities133,271.68Total Equity435,121.02	Total Accounts Receivable	55,933.37
Fixed Assets100.00Total Fixed Assets100.00TOTAL ASSETS437,231.90LIABILITIES & EQUITY437,231.90LIABILITIES & EQUITY100.88Current Liabilities2,110.88Accounts Payable2,110.88Total Accounts Payable2,110.88Total Current Liabilities2,110.88Total Current Liabilities2,110.88Total Liabilities2,110.88Total Liabilities2,110.88Total Liabilities2,110.88Total Liabilities2,110.88Total Liabilities100.00Net Income133,271.68Total Equity435,121.02	Total Accounts Receivable	55,933.37
Unusable Land-12601 Volare Driv100.00Total Fixed Assets100.00TOTAL ASSETS437,231.90LIABILITIES & EQUITY437,231.90LIABILITIES & EQUITYLiabilitiesCurrent Liabilities2,110.88Accounts Payable2,110.88Total Accounts Payable2,110.88Total Current Liabilities2,110.88Total Current Liabilities2,110.88Equity2,110.88Retained Earnings301,749.34Unusable Land-12601 Volare Dr.100.00Net Income133,271.68Total Equity435,121.02	Total Current Assets	437,131.90
Total Fixed Assets100.00TOTAL ASSETS437,231.90LIABILITIES & EQUITYLiabilitiesLiabilitiesCurrent LiabilitiesAccounts Payable2,110.88Accounts Payable2,110.88Total Accounts Payable2,110.88Total Current Liabilities2,110.88Total Current Liabilities2,110.88Equity2,110.88Equity301,749.34Unusable Land-12601 Volare Dr.100.00Net Income133,271.68Total Equity435,121.02	Fixed Assets	
TOTAL ASSETS437,231.90LIABILITIES & EQUITY Liabilities Accounts Payable Accounts Payable2,110.88Total Accounts Payable2,110.88Total Accounts Payable2,110.88Total Current Liabilities2,110.88Total Liabilities2,110.88Equity Retained Earnings Unusable Land-12601 Volare Dr. Net Income301,749.34 100.00 133,271.68Total Equity435,121.02	Unusable Land-12601 Volare Driv	100.00
LIABILITIES & EQUITY Liabilities Current Liabilities Accounts Payable Accounts Payable Total Accounts Payable 2,110.88 Total Current Liabilities 2,110.88 Total Liabilities 2,110.88 Equity Retained Earnings Unusable Land-12601 Volare Dr. Net Income Total Equity 435,121.02	Total Fixed Assets	100.00
Liabilities Current Liabilities Accounts Payable Accounts Payable Total Accounts Payable 2,110.88 Total Current Liabilities 2,110.88 Total Liabilities 2,110.88 Equity Retained Earnings Net Income Total Equity Attice Dr. Net Income Total Equity 435,121.02	TOTAL ASSETS	437,231.90
Current Liabilities Accounts Payable Accounts Payable2,110.88Total Accounts Payable2,110.88Total Current Liabilities2,110.88Total Liabilities2,110.88Equity Retained Earnings Unusable Land-12601 Volare Dr. Net Income301,749.34 100.00 133,271.68Total Equity435,121.02	LIABILITIES & EQUITY	
Accounts Payable2,110.88Accounts Payable2,110.88Total Accounts Payable2,110.88Total Current Liabilities2,110.88Total Liabilities2,110.88Equity Retained Earnings Unusable Land-12601 Volare Dr. Net Income301,749.34 100.00 133,271.68Total Equity435,121.02	Liabilities	
Accounts Payable2,110.88Total Accounts Payable2,110.88Total Current Liabilities2,110.88Total Liabilities2,110.88Equity Retained Earnings Unusable Land-12601 Volare Dr. Net Income301,749.34 100.00 133,271.68Total Equity435,121.02	Current Liabilities	
Total Accounts Payable2,110.88Total Current Liabilities2,110.88Total Liabilities2,110.88Equity Retained Earnings Unusable Land-12601 Volare Dr. Net Income301,749.34 100.00 133,271.68Total Equity435,121.02	Accounts Payable	
Total Current Liabilities2,110.88Total Liabilities2,110.88Equity Retained Earnings Unusable Land-12601 Volare Dr. Net Income301,749.34 100.00 133,271.68Total Equity435,121.02	Accounts Payable	2,110.88
Total Liabilities2,110.88Equity Retained Earnings Unusable Land-12601 Volare Dr. Net Income301,749.34 100.00 133,271.68Total Equity435,121.02	Total Accounts Payable	2,110.88
Equity Retained Earnings301,749.34Unusable Land-12601 Volare Dr.100.00Net Income133,271.68Total Equity435,121.02	Total Current Liabilities	2,110.88
Retained Earnings301,749.34Unusable Land-12601 Volare Dr.100.00Net Income133,271.68Total Equity435,121.02	Total Liabilities	2,110.88
Retained Earnings301,749.34Unusable Land-12601 Volare Dr.100.00Net Income133,271.68Total Equity435,121.02	Equity	
Unusable Land-12601 Volare Dr. 100.00   Net Income 133,271.68   Total Equity 435,121.02		301,749.34
Total Equity 435,121.02	Unusable Land-12601 Volare Dr.	
	Net Income	133,271.68
TOTAL LIABILITIES & EQUITY 437,231.90	Total Equity	435,121.02
	TOTAL LIABILITIES & EQUITY	437,231.90