

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 Homeowners
- a. 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

	<u>Jan - Dec 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>
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	<u>156,311.59</u>	<u>149,000.00</u>	<u>7,311.59</u>
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			
Federal Tax	105.70	250.00	-144.30
Property Tax	0.00	6.45	-6.45
Total Taxes	<u>105.70</u>	<u>256.45</u>	<u>-150.75</u>
Website	<u>0.00</u>	<u>60.32</u>	<u>-60.32</u>
Total Expense	<u>26,561.22</u>	<u>132,676.77</u>	<u>-106,115.55</u>
Net Ordinary Income	<u>129,750.37</u>	<u>16,323.23</u>	<u>113,427.14</u>
Net Income	<u><u>129,750.37</u></u>	<u><u>16,323.23</u></u>	<u><u>113,427.14</u></u>

Bella Ranch HOA

Balance Sheet

As of March 31, 2023

	<u>Mar 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
BR Operating	151,606.24
BR Reserves	229,592.29
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Total Checking/Savings	381,198.53
Accounts Receivable	
Accounts Receivable	
Dues Receivable	30,155.81
Fines Receivable	25,777.56
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Total Accounts Receivable	55,933.37
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Total Accounts Receivable	55,933.37
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Total Current Assets	437,131.90
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>437,231.90</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	2,110.88
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Total Accounts Payable	2,110.88
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Total Current Liabilities	2,110.88
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Total Liabilities	2,110.88
Equity	
Retained Earnings	301,749.34
Unusable Land-12601 Volare Dr.	100.00
Net Income	133,271.68
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Total Equity	435,121.02
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TOTAL LIABILITIES & EQUITY	<u>437,231.90</u>