

Bella Ranch Homeowners Association

Meeting Minutes

October 26, 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 7:13pm
- II. Financial Report
 - a. Chris Fournier provided a review of the YTD financials.
- III. Discuss Transferring Reserve Funds to Certificates of Deposit (CDs)
 - a. HOA discussed transferring the 2023 Reserve Funds into an additional CD to provide the opportunity to earn interest on those funds.
 - b. HOA will have immediate access to the funds if needed.
 - c. No decisions being made at this time. Chris will obtain a new rate sheet before a decision is made.
- IV. 2024 Budget Review
 - a. Chris Fournier proposed the budget for 2024
 - b. Wayne made a motion to approve the 2024 budget. Brian seconded the motion and the motion passed.
- V. Discuss Landscape Improvements at Bella Dio Gate.
 - a. Chris made a motion to table the discussion regarding landscape improvements at Bella Dio Gate. Wayne seconded the motion and the motion passed.
- VI. Discuss the Hours of Operation for the Vino and Dio Entrance Gates
 - a. The Board discussed results of having the Vino and Dio Gates operating only on weekends and weeknights and held open on weekdays during the hours of 6:00am–7:00pm.
 - b. Gate maintenance costs were reduced from \$9,500 in 2022 to \$2,600 in 2023 through October.
 - c. Much less time has been spent by Heath, other board members, and the management company having to deal with gates not operating.
- VII. 2024 Annual HOA Meeting

- a. The BOD is in the process of scheduling the 2024 Annual HOA meeting in early 2024. The meeting will most likely occur on a Thursday. As soon as availability is confirmed for use of the church, the BOD will finalize the date and communicate to the homeowners ASAP.
- b. Brian Krajca and Heath Haseloff have terms expiring this year.

VIII. Questions/Comments from Homeowners

- a. No homeowners were present at the meeting.

IX. Adjourn

- a. Heath adjourned the meeting at 7:29pm