

Bella Ranch Homeowners Association

Meeting Minutes

May 9, 2024 at 7:00p.m.

Attendees: Brian Krajca, Heath Haseloff, Chris Fournier, Michael Copeland, Wayne Williams, Cyndi White.

- I. Call to Order/Welcome
 - Heath calls the meeting to order at 7:02pm
- II. Financial Report
 - Chris Fournier reviewed the YTD financials.
- III. Approval of a contract for drainage improvements for HOA Lot 48X, Block 21
 - Drainage improvements will be made to the drainage area prior to property being deeded to the adjacent property owner. Total cost of improvements will be \$5,400.15.
 - Michael Copeland made a motion to approve the contract for improvements and Chris Fournier seconded the motion. The motion passed unanimously.
- IV. Approval to transfer by deed HOA Lot 48X, Block 21, to the adjacent property owner at 12365 Dolce Vita Drive (Lot 23, Block 21)
 - Brian Krajca made a motion to approve the transfer of the property by deed to the adjacent property owner. Chris Fournier seconded the motion and the motion passed unanimously.
- V. Approval of a contract for storm drain improvements at the intersection of Bella Dio Drive and Bella Colina Drive
 - The current inlet is not adequate to intake all the water necessary during heavy rains and water runs over the street and into the adjacent property owner's yard. A new inlet will be installed that is adequate for receiving all the water necessary. The cost of the improvements is \$5,300.
 - Chris Fournier makes a motion to approve the contract to install a new inlet. Wayne Williams seconds the motion and the motion passed unanimously.
- VI. Discuss New 10-Digit Toll Tags
 - The BOD needs to do work to determine the best solution to the new 10-digit toll tags because our current readers will not read the new toll tags.

VII. Questions/Comments from Homeowners

- No homeowners were in attendance.

VIII. Adjourn

- Heath adjourns the meeting at 7:32