

MINUTES OF THE MARCH 16, 2016
BOARD OF DIRECTORS MEETING
BELLA CHARCA PROPERTY OWNER'S ASSOCIATION, INC.

A scheduled meeting of the Bella Charca Board of Directors was convened at 10:00 A.M. at the J.W. Sims Community Center, 408 N 10th Street, Nolanville, Texas.

Call to Order. – President Gary Freytag called the meeting to order and presided during board deliberations. In attendance were Directors: Gary Freytag, Juli Bryan, Paul Habhab, and Jim Howe, and HOA Manager Glen Colby.

Election of Officers. The following directors were elected as officers of the Association for 2016: Gary Freytag, President; Jessica Beeman, Vice President; Jim Howe, Secretary/Treasurer. Non-director Glen Colby was elected Collections Officer.

Minutes. – The December 16, 2015 meeting minutes were approved unanimously.

Financial Report. – Colby presented the January 1, 2016 through February 29, 2016 “Cash Basis” Financial Report showing balances in the Operating account of \$122765.78 and Capital Reserve account of \$34,713.63. The present ‘Trend Statement Report’ projects a year-end “break-even” for the Association. Member account delinquencies total \$9,693.38, which is about normal for this time of the year. Association Federal income tax return has been filed and the Texas franchise tax return will be filed mid-May. A new contract has been executed with CenturyLink, with royalties from member subscriptions coming to the Association.

Managers’ Report.

Association Membership – Current membership is 228. Most member contacts relate to entrance gate malfunctions. A new gate vendor is researching issues in an attempt to improve operation. Other non-compliance matters include trailers, street-parking, basketball goals, and improper satellite dish installations. Policy and Covenants compliance monitoring is temporarily weekly verses bi-monthly. Members are encouraged to report specific violations to the Manager. The lawsuit against a non-compliant builder has been settled out of court.

Committee Reports.

Parks – Freytag reported that the Central Park sign and mail center/school bus stop (#4) project is complete. Surrounding landscaping will be addressed in the coming weeks. Howe reported that the website “News Strip” has been made more effective with “Shout Outs”... broadcast member emails announcing news postings. The Association Calendar is assessable through a link from the HOA Members page. Flag Parades

will be held for Memorial Day, Independence Day, and Veterans Day. Habhab will again have flags for member purchase at \$25 each. A flier will be broadcast to members and posted on the website. Entry flags will be posted, by the Association, using our groundskeeper with hired help.

New Business.

Policy Manual. Directors approved changes and additions to Article 5 – Fine and Enforcement Policy. After the manual is filed of record in the official records of Bell County, Texas, it will be posted to the website where it will be available to members and the public.

Capital Improvements Plan – Howe reported that student census information, by age group, is needed to better determine types and timing of projects. Directors will be asked to consider adding Central Park fencing to isolate the detention pond.

Social Media – The Manager has established a “closed” Facebook group that will be available for member use when the group site is completed in the coming weeks.

Water Tower. Old and badly faded graphics need updating. Artwork is underway with proofs available soon.

Board of Directors Meeting.

The next quarterly meeting was set for June 15, 2016. Time and location will be coordinated with directors in advance, with advance member notice according to HOA policy.

Executive Session. During executive session Directors reviewed delinquent member accounts and considered two appeals regarding covenants enforcement.

Open Session. Directors authorized the Manager to initiate suit, in small claims court, against the following seriously delinquent accounts: BEL140641 and BEL140980. Directors requested more information from an Owner appealing the classification of their animal as a dangerous breed. Directors declined to grant a variance to an Owner appealing the enforcement of the 2 dog limit set by the Restrictions.

Adjournment. There being no further business, the meeting adjourned at 11:40 a.m.

James I. Howe, Secretary/Treasurer