

**MINUTES OF THE SPECIAL CALLED
BOARD OF DIRECTORS MEETING AUGUST 16, 2013
BELLA CHARCA PROPERTY OWNER'S ASSOCIATION, INC.**

A teleconference emergency meeting of the Bella Charca Property Owners' Association, Inc. ("HOA") Board of Directors was convened at 1:30 P.M.

Call to Order – HOA Manager Bill Jones facilitated the meeting and it was called to order by President Gary Freytag. Attending directors were Jessica Beeman, Gary Freytag, Paul Habhab, Jim Howe, and Suzanne Kiella representing a quorum.

Quorum – Jones noted that a quorum existed with all directors present.

Minutes – N/A.

Financial Report –N/A

Managers' Report - Gate Control System. The manager briefed directors on the problems and challenges associated with the outdated entry gate control system. In recent months, members have been inconvenienced by malfunction of the gate control keypad. The manager presented directors with a turnkey proposal, from *ASI Protection Services*, for replacement of the existing remote entry control system with a new *Linear* system, which includes a new gate keypad and manager's office programming.

Changeover to the new system will result in some HOA members gaining subdivision gate entry exclusively from the entry gate keypad or by purchasing compatible remote openers at a cost of \$17.50 each. These members are those with remotes programmed into their automatic garage door opener or similar device.

Directors' unanimously voted to authorize a contract with ASI in the amount \$3,596.00, conditioned on clarification of the warranty, and that the system continue to be compatible with non-Linear openers for a period of 60-days after the new installation is complete. It was suggested that sale of the new openers could be facilitated through a well-publicized Saturday morning sale at the Phase I mail center. Payment is to be made from the Association *Capital Reserve Account*.

Gate Camera System. The manager and President brought directors up to date on the entry gate camera system that has been out of operation for an extended period. The March/April experiment, conducted with *In-House Security*, was unsuccessful because their installation was incapable of producing legible license plate video. Directors were presented with a \$5,141.00 *ASI Protection Services* turnkey proposal for a gate camera system and unanimously approved contracting for the installation, conditioned on clarification of the warranty, that the system must legibly video license plates of vehicles entering Bella Charca, and that HOA management be able to easily download video files via internet with existing internet services. It was noted that without an air conditioned environment, video server life is approximately 3-years. The cost of gatehouse modification, air

conditioning, and electricity was estimated to substantially exceed the annual expense of 3-year life \$1,044.00 video servers (\$348 per year). Payment is to be made from the Capital Reserve Account.

Since there are two ASI bids, each with trip charges, labor, and possibly other repetitive functions, the manager was requested to negotiate for a possible price reduction if both proposals are accepted for simultaneous installation.

Roadway Conditions at Entrance. The manager, following up on a July, 2013 board directive, corresponded with Nolanville City Manager, Stephen Pearl on the need for Wilderness Drive street repairs in the vicinity of the entrance gate. Mr. Pearl's August 9, 2013 response indicated the City was aware of the problem but budget constraints limit the amount of roadwork and that there are other city streets in "dire need of repair that have been ignored in the past."

Ruts in the entry lane, immediately south of the gate, are so deep that there is visible evidence of vehicle hits on the pavement between the ruts. Wilderness Drive will become a traffic hazard if unrepaired, prospective homebuyer's will be turned off, home values will be impacted, and growth will slow. Should this happen, the property tax revenue growth, enjoyed by the city in recent years will also decline. It was also noted that this is the first Bella Charca street repair request since development began in 2005.

It was agreed that, prior to contacting Council members or formally addressing the Council, the HOA will meet with the city manager to emphasize the need and importance for immediate repairs. The manager will attempt to schedule an August 28, 2013 meeting, to include City Manager Pearl, Manger Jones and director Beeman.

Old Business. None

New Business. None

There being no further business the meeting adjourned at 2:40 P.M.

James I. Howe, Secretary