

**MINUTES OF 2015 ANNUAL MEETING
OF THE
MEMBERSHIP
OF
BELLA CHARCA PROPERTY OWNERS' ASSOCIATION, INC.**

The annual BELLA CHARCA PROPERTY OWNERS' ASSOCIATION, INC. ("the Association") meeting of the membership was convened at 6:00 pm, February 10, 2015 at the Simms Community Center, Nolanville, Texas. Present were board members, Gary Freytag and Paul Habhab, Association Manager, Bill Jones, Annette Morris, and attendees, listed on the attached meeting sign-in log.

Welcome & Call to Order – President Gary Freytag called the meeting to order, welcomed, and thanked members and guests for their attendance.

Guest Speakers – Dave Brackman was introduced as a Nolanville Mayor Pro Tem and Bella Charca Property Owner's Association member. Mr. Brackman presented an overview of city projects completed and scheduled for the near future. He informed members that City offices including the Police Department will relocate to the old Nolanville School off W. Avenue I when renovations are completed later this spring.

Minutes – February 11, 2014 Annual Meeting minutes, posted on the Bella Charca website, were accepted without comment.

Financial Report – The Manager presented the Association 2014 year-end financial statement. Accounts receivable were \$35,625.73. It was noted that a large portion of repair expense was for entry gate and camera repairs, pond repairs, streetlight poles painting, tree trimming, mistletoe removal, Wilderness Park signs replacement. The major capital expenditure was for the Harvest Park School Bus Stop. The Association ended 2014 with a net income of \$22,072.65.

The board adopted 2015 Association Budget was distributed and discussed with members. Projected 2015 net income is \$33,890.00, the majority of which will be substantially dedicated to capital expenditures or transferred to the Capital Reserve Account for potential major repairs or replacement of equipment or facilities. Members were reminded that Dues policy, amended by the Board in February 2014, went into effect January 1, 2015. The revised policy permits payment of annual dues on an annual, bi-annual, or quarterly basis, with the stipulation that quarterly and bi-annual payments must be through an approved auto payment plan. The amended policy is posted on the website along with auto payment instructions.

Manager's Report – The Manager elected to comment on Association matters as appropriate throughout the meeting.

Committee Reports:

1. **Christmas** – Entry lights and decorations were installed by John Blankenship, Franklin Brodnax and two hired hands. Home & Lawn Contest was chaired by Nada and David Brackman.
2. **Party-in the-Park** – Some 30 – 35 Bella Charca residents gathered for a neighborhood party, chaired by board member, Jessica Beeman in October. A 2015 Party-in-the-Park is being considered, perhaps in conjunction with National Night Out. Freytag invited those interested in assisting with the project, to contact the HOA.

3. **Flags on Parade** – Residents are encouraged to post American Flags in conjunction with HOA posted entry flags on Memorial Day, Independence Day, and Veterans Day. Dates are posted on the HOA website calendar of events. Flags may be purchased from board member Paul Habhab at \$25/each
4. **Entry Flags (Tall)** – Larry Day monitors our entry flags for timely replacement and lowers them to half-staff during official United States periods.
5. **Garage/Yard Sale** – Pete Kehoe will again chair the Bella Charca spring garage/yard sale presently planned for April 24 thru April 26. More information to be posted on the website and emailed at a later date.

New Business – Policy Manual Changes – Directors amended HOA policy during 2014 including Solar Energy and Energy Efficient Roofing, Fine and Enforcement, Dumping, Littering and Drainage Facility Alteration, Resident Registration Procedures, and Member Assessments. The amended policy manual is posted on the website.

Election of 2015 Board Members – Existing directors, Jessica Beeman, Paul Habhab, Gary Freytag, Juli Bryan, and Jim Howe have agreed to continue serving on the board for 2015. Officers will be elected by directors at the next board meeting.

Other Business:

Neighborhood soliciting was reported and discussed. Members do not wish to have solicitors in the neighborhood. It was noted that unpermitted solicitors should be reported to City Police. (Note: City ordinance (#7001-B) stipulates that solicitors must have secured an appointment or have been invited to the premises by the owner or occupant and must have secured a city permit prior to the appointment)

Gate opening was discussed with a request to reduce the amount of time the gate remains open after each opening. The matter will be referred to the board.

City street repair, at the entry gate, was discussed with questions as to when the temporary measure will be replaced with permanent and appropriate construction. Some suggested that the developer and builders pay for street repairs. Responding, Freytag noted that all Bella Charca streets have been designed, dedicated and constructed to city code with Nolanville supervision and inspection during construction. Upon completion and acceptance, streets become public streets owned by the City. As such, they are owned and maintained by the City. (Note: Entrance pavement was constructed 10-years ago in 2005. Because the street is gated, all vehicles slow when passing through the gate, causing considerable pavement stress. Stress on entry streets could be reduced by removing the gate facility.)

Future subdivision development questions were raised. Some members asked for a meeting with the developer. It was noted that development issues are not a function of the HOA but that the request would be conveyed to directors during the next board meeting.

Adjournment – With no further business to come before the 2015 Annual Meeting of the Membership, the President adjourned the meeting at 8:18 P.M.

James I. Howe, Secretary

Bella Charca Homeowner's Association

Annual Meeting

February 10, 2015

Please print name, phone number and email address:

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5. PHIL & Elaine Gutzler 864-385-8983 monnygutzler2@hotmail.com
6. JOHN & Amelia FRENCH 254-290-5339 john-200057@yahoo.com
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