

BELLA CHARCA PROPERTY OWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS – DECEMBER 17, 2020 MEETING MINUTES

The quarterly Bella Charca Property Owners' Association, Inc. Board of Directors meeting was held via Zoom virtual meeting.

Call to Order. President Gary Freytag called the meeting to order at 10:10 a.m. and presided during board deliberations. Attending were Gary Freytag, Juli Bryan, and Jim Howe, and HOA Manager representatives, Glen Colby and Nallely Valdez. The secretary certified a quorum was present.

Minutes. The September 17, 2020 and October 10, 2020 meeting minutes were approved as posted on the HOA website.

Financial Report. Directors accepted the January through November 2020 report presented by Mr. Colby. Cash balances were \$96,171.21 in the Operating account and \$148,475.26 in the Capital Reserves account. Member account receivables presently total \$16,334.06.

Managers' Report. Association membership stands at 386. Member/manager contacts primarily relate to ARC questions, Dues clarification, and Gate remotes. Four contacts expressed disappointment with entry Christmas decorations. Nallely will schedule an onsite evening meeting with the vendor, a board member, and one of the contacts, to review decorations, and consider improvements, while being mindful of cost. Resident non-compliance has been minimal with current focus on Builder violations.

Committee Reports.

Parks & Common Areas – Mr. Howe reported that the project to remove dead and distressed trees from Central and Wilderness Parks was completed in October. The contractor did an excellent job.

Website – No report.

Garage Sale – Ms. Valdez reported that the fall garage sale, chaired by Richard Washington, was very successful, with 22 members participating.

Old Business.

Entrance Cameras. Ms. Valdez presented an example of video, made with quality cameras similar with those proposed for upgrading present cameras. The example clearly demonstrates quality that is inadequate to identify vehicles during hours of darkness. **Directors opted against upgrading entrance cameras.**

New Business.

Villas at Bella Charca. Mr. Howe reported that effective January 1, 2021, The Villas HOA will be annexed into the Bella Charca HOA. The 11-lot development, on the west side of Bella Charca's gated entrance, was developed with nearly identical covenants. Overhead and management costs for the small HOA was financially inefficient. As part of the annexation agreement, the Villas HOA and owners will pay approximately \$10,000 to Bella Charca HOA, pay standard Bella Charca dues, and abide by HOA policy. Of particular importance, is that the

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HOA will ensure long-term quality maintenance of neighboring property adjacent to Bella Charca's main entrance.

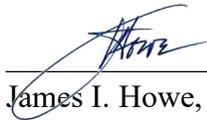
Executive Session. Directors were briefed on several matters, including delinquent accounts

Regular Session Reconvened. No action was taken on executive session discussion.

2021 Members Meeting. Association bylaws stipulate owners' meetings be held annually, the 2nd Tuesday in February. **With COVID-19 uncertainty, Directors, on an emergency basis, postponed the meeting until the 2nd Tuesday in April** and will review whether feasible during the March Board meeting.

Next Board Meeting. The December meeting will be via teleconference March 18, 2021.

Adjournment. There being no further business, the meeting adjourned at 10:49 p.m.



James I. Howe, Secretary/Treasurer