

BELLA CHARCA PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS – DECEMBER 13 MEETING MINUTES

The quarterly meeting of the Board of Directors of Bella Charca Property Owners' Association, Inc. was held in the City of Nolanville meeting room, 101 N 5th Street, Nolanville, Texas.

Call to Order. – President Gary Freytag called the meeting to order at 10:00 AM and presided during board deliberations. Attending were: Gary Freytag, Jim Howe, Juli Bryan, Lynn Bilberry and HOA Manager Glen Colby, Leesa Thomason, and Laverna McWhorter. The secretary certified a quorum was present.

Minutes. – The September 20, 2018 meeting minutes were approved as posted on the HOA website.

Financial Report. – Directors accepted the January through November 2018 report presented by Mr. Colby. Cash balances were \$76,003 in the Operating account and \$88,730 in the Capital Reserves account. Member account receivables total \$9,352. The present break-even year-end plan includes transfer of \$26,503 to the Capital Reserve Account.

Managers' Report.

Association membership stands at 324. Most Member/manager contacts have been varied, but not excessive. Resident non-compliance is primarily related to parking, basketball goals, and storage sheds. The Entrance Gate has been functioning well, however there have been several instances of the outbound gate appearing to malfunction when vehicles are not pulled close enough to trigger the sensor. Glen will investigate adding striping to provide motorists with a better visual. Pond Bridges have been renewed... one completely rebuilt and both painted. Additional securing will be added to the entrance Water Tower.

Committee Reports.

Parks – Mr. Freytag reported that parks and green spaces are in excellent condition for this time of year. Mr. Howe indicated that by spring, entrance green-space will be regraded and grass renewed. Several areas may receive additional landscaping. A green metal fence with pampas grass will be installed on the entrance side of the first home on the west side of Bella Vita Dr. Mr. Bilberry expressed concern for the old barn, saying members are fond of it and do not wish to see it condemned or destroyed. Mr. Freytag reported that a contractor has examined the structure and is to submit a proposal to reinforce framing and replace lost or damaged exterior components.

Website – Mr. Howe reported that recent changes in the dues payment schedule have been made. Other than routine posting, no other changes are contemplated at this time.

New Business. Directors discussed and acted on the following:

1. Annual Meeting. Will be at 6:30 p.m. at New Beginnings Church, 839 Copperhead Circle, Harker Heights.
2. Operating Budget. Mr. Colby presented a draft budget for the coming year. Noticeable, was the increase in insurance expense with was triggered by recent HOA claims. Director unanimously approved the proposed budget, as presented.
3. Management Agreement. Directors approved amending the Colby Property Management agreement to allow for continued growth in HOA members. The modification extends the management fee-table from 339 to 579 members and allows automatic adjustment of the management fee, based upon HOA membership.

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Next Meeting.

The next quarterly meeting will be at 10:00 a.m., March 21, 2019 in The City of Nolanville Meeting Room, at 101 N 5th Street, Nolanville, Texas. HOA Members will be notified per Association policy.

Executive Session. The regular meeting session was recessed, and directors met in executive session with Mr. Colby, Ms. Thomason, and Ms. McWhorter of Colby Management, as guests. Delinquent Member Accounts and pending lawsuits were reviewed.

Regular Session Reconvened. There were no Executive Session action items.

Adjournment. There being no further business, the meeting adjourned at 10:56 a.m.

James I. Howe, Secretary/Treasurer

2019 Fiscal Year

Administration

5607 - Postage - Certified

Administration Total:

30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	360
1,190	1,175	1,118	1,118	1,178	1,178	1,178	1,178	1,178	1,178	1,178	1,178	1,178	1,178	1,178	1,363	14,210	

Professional Services

5063 - Legal Fees - Collections

Professional Services Total:

0	0	600	0	0	0	800	0	0	0	0	0	0	0	0	0	1,400
0	0	600	0	0	0	800	0	0	0	0	0	0	0	0	0	1,400

Community Expense

6005 - Meeting Expense

Community Expense Total:

150	200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	350
150	200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	350

Pass Through Expenses

5999 - Transfer Fees

Pass Through Expenses Total:

300	450	450	600	600	600	450	450	450	450	450	450	300	300	300	300	5,400
300	450	450	600	600	600	450	450	450	450	450	450	300	300	300	300	5,400

Reserves

9000 - Contributions To Reserve

Reserves Total:

400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	38,470	42,870
400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	38,470	42,870

Expense Total:

9,620	9,495	10,788	10,373	10,283	9,983	10,173	9,823	9,833	21,648	8,958	47,713	168,690
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Net Revenue:

41,165	13,585	18,247	12,277	-5,998	-6,653	-8,658	-8,343	-8,478	-20,328	-8,013	-18,803	0
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