

MINUTES OF THE MARCH 26, 2015
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. in the manager's conference room at 2400 South 57th Street, Temple, Texas.

Call to Order. – President Gary Freytag called the meeting to order and presided during board deliberations. Directors in attendance were Gary Freytag, Juli Bryant, Jessica Beeman, and Jim Howe; Bill Jones and Annette Morris (Accent Real Estate Services) also attended.

Minutes. – The December 12, 2014 meeting minutes were approved unanimously.

Financial Report. – The Financial Statement for the period January 1, 2015 through February 28, 2015 was presented by Jones. Jones congratulated directors on the revised dues collection procedure implemented in January, saying collections have improved substantially over prior years and compares favorably against other associations he manages. Based upon current bank balances and projected revenue, Directors directed the manager to transfer \$10,000 from the operating account to the Capital Reserve Account. Directors accepted the report noting that the Association financial condition continues to improve. Morris reviewed Delinquent member accounts, pointing out that past due receivables were reduced substantially during 2014. Earlier this month, the manager filed claims in small claims court against eight delinquent members owing both 2014 and 2015 dues. Two of the eight contacted the manager with requests to waive fines, fees, and interest charges. In both instances, because the members involved had made virtually no response to multiple collection attempts, the manager was directed not to waive but to advise the board of any proposal received. Directors accepted the financial report, agreeing that with the steady increase in membership, the Association financial condition will continue to improve.

Election of Officers – The following board members were elected to serve as 2015 officers: Gary Freytag, president, Jessica Beeman, vice president, Jim Howe, secretary/treasurer.

Managers' Report.

Association Membership – Current membership stands at 199 individual and 15 builder members, representing an increase of 8 individual, and a decrease of 4 builders since December.

Manager Contacts – The manager reported that contacts, other than dues matters, with his office, have dwindled to very few, most are pleasant with no acrimony.

Pond Fountain Pumps – The two old pumps that were replaced last year, were sent for rebuild but were beyond repair. The manager will contact the present source and if they are a repairable type, order a spare. Directors authorized up to \$1,200.

Committee Reports.

Covenant Non-compliance – ARC chair Freytag reported that fines remain outstanding against one builder for uncured covenant violations. The Association should be collecting on these liens over the next six months, as the properties sell and transfer title. Directors approved an updated covenant violation procedure that involves fines after failure to cure within an initial 10-day period. Violations uncured for 30-days become “Continuous Violations” as defined in the HOA Policy Manual and carry \$500.00 per such violation and filing of liens. Freytag pointed out that incentive is the objective rather than a source of revenue for the Association.

Entrance Gate & Webcams – Both have been working steadily this year. Greytag noted that uploading from gate cameras is slow and asked Morris to investigate.

Parks – Freytag proposed a plan and budget for *Harvest Park* improvements that includes three park benches, sidewalks, pet station and trash container, and landscaping. Directors agreed that neighborhood demographics do not presently support a play facility designed for children ages 5 through 12. The new *Central Park*, part of Phase V and coming in June, will provide a better area for play structures while benches at *Harvest Park* are preferable. Directors approved up to \$10,000 for the plan, to include a pet station for *Wilderness Basin Park*.

Website & Newsletter – The website continues to be updated regularly and a spring newsletter will be published in April. Format and content suggestions are welcome.

Garage Sale – The community-wide sale, scheduled for May 1 – 3, is again chaired by Pete Kehoe.

Flag Monitor – Larry Day continues to ensure the tall entrance flags are lighted, in good condition, and lowered to half-staff for official periods.

Community Block Party – Directors approved Ashley Greenhill as 2015 *Party in the Park* Chair. Greenhill served on the 2014 committee under Jessica Beeman. Beeman will serve on the committee. An organizational meeting will be held in May.

New Business.

Member Survey – Thirty-four members have thus far taken the 2015 Survey. Results of the survey will be summarized in the newsletter and posted on the website.

Groundskeeper – In Franklin Brodnax absence, while on medical leave, a landscape maintenance company has been hired to handle routine mowing and edging. Directors voted a 5% increase in Brodnax's compensation, effective when he returns to work full time.

Dues Collection Procedure – Morris reported that the new dues collection procedure, in place since December, is working well and is effective in reducing member delinquencies.

Board of Directors Meeting. The next meeting of the board will be held in June with date, time, and location to be determined.

There being no further business the meeting adjourned at 11:45 A.M.

James I. Howe, Secretary/Treasurer