

**MINUTES OF 2016 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 9, 2016 at the Simms Community Center, Nolanville, Texas. Present were board members, Gary Freytag, Paul Habhab, and Jessica Beeman, Association Manager Glen Colby, and various attendees as noted on the sign in sheets which are on file as part of the books and records of the Association.

Welcome & Call to Order – Gary Freytag, President, called the meeting to order, welcomed, and thanked the Directors, members, and guests for their attendance. Glen Colby, with Colby Property Management, was introduced as the new manager for Bella Charca.

Minutes – There were no additions or corrections to the February 11, 2015 Annual Meeting minutes, as posted on the Bella Charca website. In absence of a motion to approve or disapprove, the minutes stand as posted.

Financial Report – Mr. Colby presented the 2015 year-end financial statement. Accounts receivable were \$10,320. It was noted that a large portion of repairs cost were for gate, irrigation and pond/walk repairs. The Association ended 2015 with a net income of \$32,193.80, comprised of a \$191.48 increase in the Operating Account, \$18,018 increase in the Capital Reserve Account, and \$14,984.32 in Fixed Assets. Year-end cash on hand was \$68,812.49 in the Operating Account and \$39,459.36 in Capital Reserve Account.

The Board adopted 2016 Budget was distributed to those in attendance and is posted on the Association website. Projected 2016 net income is \$0 due to the annual year-end sweep of any excess revenue to the Capital Reserve Account.

President's Report – During 2015, repairs were made to the North wall of the pond and surrounding walks. Harvest Park improvements, including addition of walks, benches, landscape and irrigation, were completed. The Phase V school bus stop (Bus Stop #4) shelter at Central Park, has been on order since December and is anticipated to be installed within the next two weeks. A new zero turn mower, blower, and weed eater were purchased, which will increase efficiency and decrease mowing time. A spare fountain pump for Wilderness Basin was purchased to serve as backup.

The Developer completed Bella Charca Phase V in May 2015 with new homes currently under construction. In October, 2015, the city approved Phase VI of Bella Charca with development construction presently under way. Phase VI includes Bella Vita Drive that will connect Bella Charca Parkway to Wilderness Dr. at the entrance, just south of the old barn. Bella Vita will reduce Phase I & II through-traffic while improving traffic circulation.

Alternative emergency access to/from Bella Charca is being developed through a joint-project by the Developer and the City of Nolanville. Designed for emergency use, in the event the main entrance becomes inaccessible, the temporary gravel road will connect the west end of Bella Charca Parkway with Warriors Path.

New Entry Gate Rules, approved by a Board Resolution in December and posted on the Association website, provide residents with standard gate-use protocol and are designed to increase resident safety.

Manager's Report – Gate issues are being addressed by Mr. Colby with a gate contractor. Repairs will be made to the rollers that affect gate movement. A proposal, for board consideration, will recommend purchase of new gate motors. Wet street conditions at Redleaf Dr. and Meadow Oaks Dr. was discussed. Bella Charca streets and rights of way belong to the city and the city is responsible for maintenance. Attendees were encouraged to contact the City Manager for a solution. Mr. Colby reported that the city has issued a report December 15, 2015, regarding the drainage issue, and has an engineer reviewing options.

Mr. Colby conducts a twice-monthly Bella Charca drive thru. Covenant and Policy violations are recorded and acted upon by the manager. Directors are considering Central Park capital projects including a trail system, park pavilion, and play structure. Anyone with ideas or concerns are encouraged to contact the manager. A News and Events information strip has been added to our website. It is accessible from the HOA Members Page. Information about Association News and Events will be posted there to provide members with more timely information than by semi-annual newsletter.

Committees Report – 9-year Garage Sale chair Pete Kehoe retired following our 2015 event. Richard Washington, worked with Pete and will chair the event in 2016. Paul Habhab continues as U.S. Flag Sales chair. Heidi Giles chaired the Christmas Gift Baskets project, for Bella Charca groundskeeper Franklyn Brodnax and sanitation workers. Entrance Flags and Christmas Gate Decorations are by John Blankenship and Franklyn Brodnax. Franklyn continues to keep the landscape of Bella Charca Community looking great. Attendees were reminded to thank committee chairs and workers for their work and that anyone interested in serving should contact the HOA Manager.

2016 Board of Directors – Paul Habhab, Jessica Beeman, and Ronnie Lawson were nominated to fill two 2016 resident director positions. Habhab and Beeman were elected. Gary Freytag, Juli Bryan, and Jim Howe continue as developer directors. The directors will choose Association officers at the March board meeting.

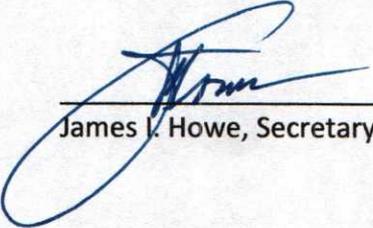
Other Business – The following issues were discussed:

- **Entry Gate** – It was noted that the gate has been out of commission numerous times over the past few months caused by wear and tear. Plus, several major components are reaching the end of their useful life. The exit gate ground-sensor has also malfunctioned. Quarterly gate reviews by a gate contractor is expected to reduce gate issues before they occur. Mr. Colby, responding to a concern about what to do when the gate

malfunctions, told attendees that they should call the emergency number posted at the gate entry pad.

- **Builder Concerns** – Street parking, loud music, and working times (late at night, early in the morning, and on weekends) were discussed. Hours of construction are 7:00 a.m. to sundown on week-days, and 8:00 a.m. to 5:00 p.m. on Saturday. Exceptions may be considered during extended periods of inclement weather with consideration given for proximity to occupied dwellings, and justifiable urgency. Builders not following the guidelines, are to be reported to the HOA Manager.
- **Pet Clean-up** – Responding to residents with issue about pet owners not cleaning up after their pets, Mr. Colby said an article will be posted on the website. It was noted that there are pet stations at Harvest Park and Wilderness Basin Park and will be added at Central Park.
- **Pedestrian Gate** – Several residents were unaware of the pedestrian gate located west of the Entrance Gates. It was suggested that a sign be posted, inside the gate, to identify its' location.

Adjournment – With no further business, the 2016 Annual Membership Meeting was adjourned at 8:13 P.M.



James V. Howe, Secretary