

MINUTES OF THE JUNE 22, 2016

BOARD OF DIRECTORS MEETING

BELLA CHARCA PROPERTY OWNERS' ASSOCIATION, INC.

The June 2017 quarterly meeting of the Board of Directors of Bella Charca Property Owners' Association, Inc. at 10:00 A.M. at Simms Community Center, 408 N 10th Street, Nolanville, Texas.

Call to Order. – President Gary Freytag called the meeting to order and presided during board deliberations. In attendance were: Gary Freytag, Julie Bryan, Jessica Brooke, Jim Howe, HOA Manager Glen Colby and Leesa Thomason, and HOA members, Heidi and Matt Giles.

Minutes. – The March 22, 2016 meeting minutes were approved as posted on the HOA website.

Financial Report. – Directors accepted the January through May 31, 2017 “Cash Basis” Financial Report as posted on the website and presented by Mr. Colby. Current cash balances are \$117,854 in the Operating account and \$95,116 in the Capital Reserves account. A \$4,686 year-end deficit (after budgeted \$36,850 year-end transfer to the Capital Reserve Account) is currently projected but expected to be considerably less. It was pointed out that reserves of \$56,000 are committed to 2017 capital projects. Member account delinquencies of total nearly \$12,452, which is a substantial improvement since March and continues to be addressed by the Manager. The Franchise tax return and Public Information Report was filed in May.

Managers' Report.

Association membership stands at 272. Most Member/manager contacts have been for website login or entrance gate codes/remotes, and for the website password. Mr. Colby reported that, contrary to a perception amongst some residents, and for the period when the inbound gate was damaged and being replaced, gate logs demonstrate that it has been fully operational 94.8% of the time. The Manager, currently visits Bella Charca three times a week, and recently observed some vehicles stopping inside the gate, to block “tail-gate” entry by others. The incidents resulted in as many as seven vehicles in line waiting to enter. Mr. Colby referred to Association gate policy which prohibits such practice, saying that residents should not act as self-appointed “gate police”. Substantial inbound lane street repair has been completed by the city. Plans for Wilderness Basin landscape improvements are being developed for board consideration and late winter planting. Covenant Non-Compliance has been routine.

Committee Reports.

Parks – Mr. Freytag reported that construction of Central Park phase one trail is approximately 75% complete and looks great.

Website – Mr. Howe reported that the Association website is current. He also encouraged the Manager and Directors to refer residents with policy and covenants inquiries, to the website.

Flags Parade – Flags will be posted along Wilderness Basin and at mail centers, to celebrate Independence Day (June 30 – July 5), and Veterans Day (October 10 – 13). Residents are encouraged to post American flags at their homes during these dates. Mr. Habhab reported increased flag sales, and has more flags available for

purchase at \$25 apiece. Email reminders will go to residents.

Garage Sale – There were 20 participants in the spring 2017 Bella Charca “Garage Sale”. Chair Richard Washington wants the Association to host a fall event and that all future events be held on payday weekends. The Manager will coordinate with Mr. Washington, the potential for a 2017 fall sale.

New Business.

Social Media Policy. Mr. Colby commented that Directors must comply with Association social media policy. Primarily the restriction on participating to avoid accuracy and authority issues.

Traffic signs were briefly discussed with directors agreeing to await any decision on decorative signposts, until Nolanville’s intentions for additional stop signs, as a means to control traffic speed, are known.

Common Area Increase. Directors authorized acceptance from the Developer of two land parcels in recently completed Phase VI. Acreage totals approximately 2.8 acres and includes the old barn parcel and the parcel south of the Wilderness Drive bridge. Since the Association already maintains both parcels, there will be no additional Association maintenance cost.

Developer Report – Mr. Howe reported that the Villas at Bella Charca builder will soon begin construction of homes in the 11-lot subdivision, located between Wilderness Basin and Nolanville Elementary School. Home prices are projected in the \$300,000’s. The Villas wrought iron frontage fence is being connected to the Bella Charca fence and close the “gap” that was created during Villas infrastructure construction.

Next Board of Directors Meeting.

The next quarterly meeting will be held at 10:00 a.m., September 20, 2017, at the Simms Community Center. Members will be notified per Association policy.

HOA Member Comments.

Directors received comments from HOA members, Heidi and Matt Giles. Mrs. Giles reported problems she experienced with the exit gate during early-morning hours several months ago. Mr. Colby asked that she report any such future incidents to the Manager via website or telephone, as soon as possible.

Executive Session. Directors recessed the regular meeting to convene in executive session with Mr. Colby & Leesa Thomason of Colby Management, as guests.

Delinquent Member Accounts were reviewed with Directors.

Regular Session Reconvened.

Delinquent Member Accounts. Directors authorized the Manager to file suit in July, to collect delinquent member accounts BEL041120, BEL120230, BEL150640, BEL150820, BEL071080, BEL110730.

Adjournment. There being no further business, the meeting adjourned at 11:18 a.m.

James I. Howe, Secretary/Treasurer