

**MINUTES OF THE
BOARD OF DIRECTORS OF
BELLA CHARCA PROPERTY OWNER'S ASSOCIATION, INC.**

The meeting of the Board of Directors was held in Temple, Texas, on the **20th** day of **January, 2010**.

Attending were directors John Kiella, Jim Howe, Gary Freytag, and Suzanne Kiella, and guest Ronny Mikeska. The President stated that with the directors present a quorum was represented, and having been duly convened, was ready to proceed with its business.

The minutes of the September 23, 2009 Board of Directors meeting were reviewed and there being no objections, corrections, or modification thereto offered, the same were approved.

The financial statements for the year ended December 31, 2009 were presented. We reviewed the Balance Sheet noting a cash balance at the end of the year of \$5,218 and reviewed the dues outstanding noting that there are only 2 homeowners who are seriously past due and liens have been filed on those individuals. We noted that the POA does still have a note payable to the developer in the amount of \$5,500 which we are hoping to pay off in 2010. We reviewed the income and expenses against budget noting that income was approximately \$3,300 over budget and expenses were a little over budget resulting in a year-end profit of \$4,881. After some discussion there was a motion to approve the financial statements as presented. The motion was seconded and approved.

The next item of business was the budget for 2010. During discussion it was decided to budget a reserve for future grounds maintenance equipment. The attached budget, reflecting a \$1,134 surplus, was approved for 2010.

The final item in the financial report was a review of an outstanding invoice gate, webcams, and website services. During discussion, it was noted service during the period invoiced was inadequate. The vendor will be contacted to negotiate an appropriate settlement.

The next order of business was to accept the resignation of Pat Wheeler from the Board of Directors due to health reasons. The board acknowledged her contributions to the association and regretfully accepted her resignation. Jim Howe recommended Gaylon Christi, a Bella Charca homeowner, to fill Pat's unexpired term. There was a motion to appoint Gaylon Christi to fill Pat

Wheeler's unexpired term. The motion was seconded and approved. At that point there was some discussion on the election of officers for 2010 and it was moved, seconded and approved to reelect the following officers for 2010:

John Kiella, President

Jim Howe, Vice President

Suzanne Kiella, Secretary/Treasurer

The next order of business was the Bylaws and Covenants. Ronny Mikeska noted that the biggest restrictions violation is still maintenance of lots. There was some discussion on the fines for these violations especially with regard to builders. It was noted that a fine schedule can definitely be enforced in the new section and we will continue to work on the builders/lots in Phase I to get them cleaned up and maintained in a reasonable manner. There was some discussion on a committee of homeowners to monitor the vacant lots and report to the Board of Directors. This may be necessary at some point in the future. It was also noted that the construction traffic speed signs and neighborhood watch signs are up and look good.

The next order of business was the discussion on the gate, webcam and related equipment. It was noted that things seem to be running smoother and working well at this point. There was some discussion on canceling the long distance service for the gate as there are only five homeowners at this point with a long distance number. Ronny Mikeska will contact those homeowners and see if they are willing to pay a nominal fee each year to help cover the cost of that service or if we should just discontinue the ability to call a long distance number from the gate. It was noted that the new computer and cameras are working and there is now webcam access. There was some discussion on the handling of the remotes and it was decided, as a cost containment move, that new members in phase II and successive phases, will no longer be furnished entry gate remote transmitters by the POA. C & G Products, a local garage door company, is installing additional gate electronics to enable *Liftmaster* brand garage door openers to be programmed to operate the entry gate. New homeowners with other brands of openers may purchase gate remotes from C&G Products. The HOA Administrator will develop an authorization procedure for C&G remote sales.

Jim Howe noted that the new “members only” page of the Bella Charca website is up and running. Membership and Board meeting minutes, financial statements, newsletters, and POA documents have been posted to the site. Members have been provided login and password information so they may access these important POA documents. The move will bring greater transparency of Association business to the membership. Work is also beginning on a spring newsletter to be published in March.

There was some discussion on the Christmas decorating and contest winners. It was noted that the subdivision looked great. Volunteers were Ken Miller, Paul Habab, Matt & Laken Giles, Ronny Mikeska, and Franklin Brodnax. Residence lighting contest winners were: First Place - Ken Miller & Patricia Lehman, Second Place - Renee & Todd Buchs, and Third Place - Nancy & Thomas Crowley.

The final order of business was the discussion of purchasing Directors & Officers insurance for the association. It was estimated the cost would be approximately \$915 which is considerably less than we had been quoted in the past. We will continue to watch the finances and take a look at it at the next meeting. There was also some discussion on the new pocket park. It may be worth mentioning to the members to see if anyone has any ideas on what the members would like to put there. There was some discussion on the dirt there now from water main and street repair by WCID#3 and we will work with them and the City to get that area taken care of.

The 2010 annual Bella Charca POA membership meeting will be held on February 9th at 6:30 p.m. at the Simms Community Center. The agenda, 12/31/09 financial statements, 2010 budget and minutes from the October 09 membership meeting will be emailed with the meeting notice to all members we have on our e-mail list. These items will also be posted on the website.

The next board meeting will be April 6th at 1:30 p.m. at the Kiella Homebuilders office. There being no further business to come before the meeting, upon motion duly made, seconded and unanimously carried, it was adjourned.

SUZANNE KIELLA, Secretary