

Bella Housa HOA Annual Meeting

October 9, 2022 @ 2:00

- I. Introduction Of Board
- II. Sign in Sheet- 3 homeowners were present and 5 board members
- III. Notification of meeting went out through Facebook, Bella Housa Website, Door to Door flyers, and email.

Budget Overview for October, November, and December

- The Board voted to move back the fiscal year to reflect 1 calendar year. The new fiscal year will now reflect January -December.
- A separate budget will be set for the remaining months that will include October, November, and December of 2022. The funding for this will come out of the Capital Reserve.
 - Detailed explanation was provided on the budget excel sheet on what the next months will look like. Document will be uploaded on the Bella Housa Website.

A look ahead for January-December 2023 Budget

- The new board will have to set this budget. With our current President and Treasurer stepping down in December, the new key positions will need to set the budget, this is best practice.
- Both current President and Treasurer will work with the new positions to make sure there is a smooth transition.
- October, November, and December budgets will provide the groundwork for the new fiscal year budget and allow us to get a better understanding of the cost that will be associated with the gym usage. The excel document was provided with the projected cost for January- December. This will be uploaded on the Bella Housa Website.

Gym Usage

- The board goal is to get the gym opened by end of October.
- There will be 1 weekend both Saturday and Sunday to meet with residents to sign rules for access to HOA Gym, clubhouse, and a liability waiver. Access will then be given at this time.
- What is left for preparation
 - Lock installation
 - Gym rules need to be set
 - Trash Service needs to be started
 - Activation of equipment, to include batteries and registration.

Election for HOA Board Positions

- Open positions President, Vice President and Treasurer
 - Currently we have a Interim Vice President
 - The request for nominations went out in August and we only had 1 for Vice President. Elections were not held because of this.
 - If you anyone is interested in holding a position, please contact the HOA Board

Discussion on needs of HOA

- The HOA needs are growing daily. Right now, the needs are far exceeding what a volunteer can do. For example, enforcement of bylaws and the CCR's need to be updated
 - Discussion on creating a CCR committee to get the feedback of the community about what they would like to see updated on the bylaws.
 - Email will go out to ask if anybody would like to participate in the committee.
- Discussion on possibility of having a property manager take over the HOA, what are next steps if there are no volunteers?
- Discussion on hiring a clubhouse manager to run the club house and separate that from the HOA Board.
 - Survey will go out to the community to get feedback if they would like to have a property manager.

Community Events

- Discussion on planning a Halloween Event
 - The board is hosting a trunk or treat in the parking lot of the clubhouse
 - Do we want to plan a Christmas event?
 - No decision was made.