

**TERRA BELLA COMMUNITY DEVELOPMENT DISTRICT**

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1 **April 7, 2020 Minutes of the Regular Meeting**

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3 **Minutes of the Board of Supervisors Regular Meeting**

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5 The Regular Meeting of the Board of Supervisors for Terra Bella Community Development  
6 District was held telephonically on **Tuesday, April 7, 2020 at 6:30 p.m.** at conference call-in  
7 number 1-866-906-9330 and participant access code 4863181.  
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10 **1. CALL TO ORDER**

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12 Nicole Hicks called the Regular Meeting of the Board of Supervisors of the Terra Bella  
13 Community Development District to order on **Tuesday, April 7, 2020 at 6:30 p.m.**

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15 Board Members Present and Constituting a Quorum:

16 Mark Hardee	Chair
17 Frank Tiberio	Vice Chair
18 Kevin Riggs	Supervisor
19 Michelle Cummings	Supervisor
20 David Franklin	Supervisor

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22 Staff Members Present:

23 Nicole Hicks	District Manager, Meritus
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25 There were no audience members in attendance.  
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28 **2. AUDIENCE QUESTION AND COMMENT ON AGENDA ITEMS**

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30 There were no audience questions or comments on agenda items.  
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33 **3. BUSINESS ITEMS**

34 **A. Consideration of Resolution 2020-02; Approving Proposed FY 2020 Budget &**  
35 **Setting Public Hearing**

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37 The Board discussed the proposed budget and went through several of the line items. Supervisor  
38 Riggs asked if there is any reason to not increase the budget by the \$97.76 per home that was  
39 previously in the budget so they do not have to keep doing incremental increases. Supervisor  
40 Tiberio said he also is not in favor of doing incremental increases. The Board discussed and agreed  
41 to add the additional money to the reserve line item.  
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MOTION TO:	Approve Resolution 2020-02.
MADE BY:	Supervisor Hardee
SECONDED BY:	Supervisor Tiberio
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

**B. Discussion on Community Towing**

Ms. Hicks explained the current situation with the community towing and that the HOA manager and attorney are requiring an additional document allowing the HOA to tow. Supervisor Hardee said he is going to attend the next HOA meeting to discuss it with them.

**C. Discussion on Posting Monthly CDD Meetings**

The Board discussed the new HOA bulletin board at the pool and discussed whether to approach the HOA about using it for CDD postings. Due to concerns about availability and potential confusion against the CDD website, the Board chose not to pursue using the bulletin board at this time.

**D. General Matters of the District**

Ms. Hicks said the ribbon curb is complete and the sidewalk repairs will be done next. She said they will also start the process of looking into other landscaping vendors.

**4. CONSENT AGENDA**

**A. Consideration of the Board of Supervisors Regular Meeting Minutes Mar. 3, 2020**

The Board reviewed the minutes.

MOTION TO:	Approve the March 3, 2020 meeting minutes.
MADE BY:	Supervisor Tiberio
SECONDED BY:	Supervisor Franklin
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED

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5/0 - Motion Passed Unanimously

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83 **B. Consideration of Operations and Maintenance Expenditures February 2020**

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85 The Board went over the O&Ms. Supervisor Riggs asked about the Meritus invoice for website  
86 administration. Supervisor Riggs asked to have Mr. Chang look at the reserve study and evaluate  
87 how the community is doing in relation to the timing of the repairs in the study.  
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MOTION TO:	Approve the February 2020 O&Ms.
MADE BY:	Supervisor Tiberio
SECONDED BY:	Supervisor Hardee
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
5/0 - Motion Passed Unanimously	

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96 **C. Review of Financial Statements Month Ending February 29, 2020**

97 **D. Review of District Trust Accounts –February 2020**

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99 The Board reviewed and accepted the financials.

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102 **5. STAFF REPORTS**

103 **A. District Counsel**

104 **B. District Engineer**

105 **C. District Manager**

106 **i. Action Item List**

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108 Ms. Hicks went over the management reports with the Board.

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111 **6. SUPERVISOR REQUESTS**

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113 Supervisor Tiberio said the aerator needs to be moved.

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116 **7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

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118 There were no audience questions or comments.

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122 **8. ADJOURNMENT**

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MOTION TO:	Adjourn.
MADE BY:	Supervisor Tiberio
SECONDED BY:	Supervisor Hardee
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

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131 *\*These minutes were done in summary format.*

132 *\*This meeting is available on audio recording upon request.*

133 *\*Each person who decides to appeal any decision made by the Board with respect to any matter*  
134 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*  
135 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

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137 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
138 meeting held on June 08, 2020.

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Mark Hardee

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Signature

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Mark Hardee

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Printed Name

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Title:

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Chairman

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Vice Chairman

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Recorded by Records Administrator

Brittany Crutchfield

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Signature

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June 08, 2020

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Date

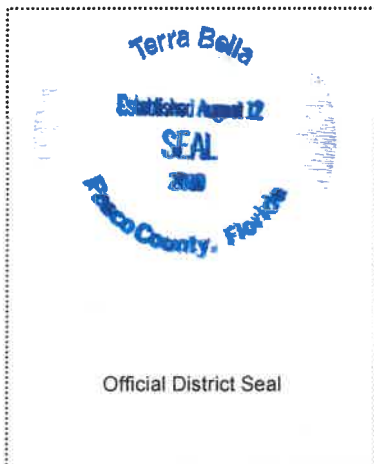
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*Brian Lamb*  
Signature  
Brian Lamb  
Printed Name

Secretary  
 Assistant Secretary