

**BELLASERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
Bellasera Community Clubhouse
7350 E Ponte Bella Drive, Scottsdale, Arizona
December 27, 2007**

MINUTES

- Members Present:** Dennis Carson, Vice President; Bob Shriver, Secretary; Dennis Noone, Treasurer; Bruce Martin, Director; Shawn Meyer, Director; David Redman, Director
- Members Absent:** Chuck Roach, President
- Others Present:** Marshall Chess, Community Manager, AAM
Earlene Morgan, Administrative Assistant and Recording Secretary, AAM
- Call to Order:** Dennis Carson, Vice President called the meeting to order at 7:03 p.m.
- Homeowner Questions:** Dennis Carson asked the 4 homeowners in attendance to address the Chair for a chance to speak.
- Approval of Minutes:** Bruce Martin made a motion to approve the November 29, 2007 Regular Board Meeting Minutes. The minutes were approved.
- President Report:** Dennis Carson, as acting Board Chairperson, opened with a proposal to discuss memorials for neighborhood residents at the next study session meeting.
- Treasurer's Report:** Dennis Noone reported that he had not reviewed the budget but had a discussion with Michelle Dennis of AAM regarding any discrepancies.
- There was a discussion about the transfer of funds resolution from the November 29, 2007 meeting. Now that the minutes of the resolution have been approved the funds will be transferred as recorded.
- Budget and Finance:** Clayton Loiselle reported the FDIC funds limit was attained the past month.
- Clayton Loiselle reported that he had met with Marshall Chess, Community Manager, to discuss methods for monitoring funds with FNBA and researching other available alternatives.
- The signature cards at Merrill Lynch were found to be outdated. Dennis Noone will follow up on verifying and cleaning up any signature card records.
- Marshall Chess will research the question of phone expenses.
- Dennis Noone clarified that what has been recorded as 2006 tax payments is not reflected correctly on the financials because the compilation by the accountant was in error. The payments actually made were correct. Dennis will contact Butler & Jones PC, CPA's regarding the 2007 tax payments.
- There was a lengthy discussion pertaining to the reserve funds; how the Budget & Finance Committee should be directed to handle those funds and what costs or repairs should be charged to the reserve plan. The B & F Committee will provide a plan for the next Board meeting.
- Activities:** Bruce Martin, the Board representative on the Activities Committee, reported on the holiday events. With reference to the New Year's Brunch, it was suggested that residents should not be excluded from future community events and that sufficient funds be provided to the Activities Committee for such events.

Building & Grounds: Trish Dixon announced that the community clean-up was successful. Trish purchased "after sale" supplies for next year's community holiday decorating.

Trish reported on the landscaping lighting project and the division of neighborhood areas between committee members for lighting maintenance. The committee would like to try a sample for suitability of low voltage LED lights which make a warm white light.

David Redman reported on the trail repair plans. He stated that Four Peaks Landscaping contact lists among their responsibilities the day to day maintenance of the trails as well as repair. The maintenance being done now and into the future should help improve the trail conditions.

Trish and David will be meeting with Scottsdale trail master and will report the results of this meeting to the Board Study Group.

A very lengthy discussion on the damage to the trails on July 31, 2007 followed. It was recognized that a considerable expense will result from the repairs required.

Communications: Keith Christian reported that there were no new items from his committee. Bruce Martin spoke about the poor response to his email to Board members regarding his community survey.

Manager's Report Marshall Chess introduced for future thought revamping the present violation policy. It was noted that this was a project to consider at a Board Study Session.

Regarding contracting efforts, Marshall also cited the difficulty of having any meaningful communications with contractors at this time of the year.

There was discussion about warranty replacements. It was suggested that they be filed into a book.

Bob Shriver moved to accept the reports as presented. The motion was unanimously approved.

Old Business: Shawn Meyer, Board Director, excused himself from the meeting. The discussion about the bids for asphalt repair was continued. The two bids received were not detailed and were not compatible and resulted from an inadequate RFP, request for performance. The PMIS report, the asphalt consultant, dated October 24, 2006 was read by Bob Shriver.

The discussion included the form of the RFP and the search for a third bid for the asphalt repair. Marshall Chess was directed to meet with PMIS in order to generate a recommendation of asphalt repairs and proper RFP.

Trail maintenance was again discussed and the Building & Grounds Committee was charged with doing the trail research.

Dennis Carson summed up the meetings discussions with the following items for Board Study Sessions:

- Procedure for deciding on fitness equipment.
- Mechanism for addressing issues and decisions
- LED lights
- Memorials for deceased
- Fine policy
- Bruce Martin's survey
- Recommendations for investment profile

New Business: Bob Shriver introduced as new business an Internet listing for weekly rental of a property in Bellasera. This violates Bellasera CC&R's. The property was identified as 7570 E. Visao Dr. Earlene Morgan, was directed to issue a violation letter to the owner Brian Ong.

Adjournment: There being no further business, the meeting was adjourned at 8:43 PM.

The next regular Board meeting is scheduled for Thursday, January 24, 2008 at 7:00PM.

Respectfully submitted,

A handwritten signature in cursive script that reads "Earlene Morgan". The signature is written in black ink and is positioned above the typed name and title.

Earlene Morgan
Recording Secretary