

**BELLASERA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Bellasera Community Clubhouse
January 30, 2006
6:30 p.m.**

Members Present: Carol Sotnick, President
Michael Simpson, Treasurer
Paul Broad, Director

Members Absent: Bruce Martin, Secretary

Others Present: Patti Smith, Community Manager, AAM
Sheila Nazareth, Recording Secretary, AAM

Call to Order: Carol Sotnick called the meeting to order at 6:32 p.m. Sotnick explained the rights, responsibilities, and procedures of small Board meetings, as according to Robert's Rules of Order. Sotnick then allocated five minutes for each homeowner to express his or her concern or question. Homeowner, Marshall Turoff (Lot 2038), asked a question about the responsibility of enforcing unwarranted solicitation to homeowners. Sotnick explained that Incident Reports are filed by the guardhouse. Patti Smith said that a Manager's Note from the Community Manager can also be sent out if the solicitor's address is obtained. Carol Sotnick said the reporting must go to the Board and to the Community Manager. Sotnick asked BCA newsletter Editor, Keith Christian to present information on this mater in the next newsletter.

Carol Sotnick moved to approve the November 28, 2005 and December 12, 2005 Regular and Executive Session Minutes as amended. Motion passed unanimously.

President's Report Carol Sotnick addressed several emails from homeowners. A special BOD meeting will be held on February 21, 2006 at 3pm to address specific Building & Grounds issues that were brought up in an email written by Building & Grounds Committee member, Bob Shriver.

Treasurer's Report Mike Simpson discussed the operating account as currently showing \$80,000 in surplus. The reserve fund is approximately now at \$450,000. Simpson explained some of the decrease is due to the recent clubhouse upgrades. Simpson also explained that action items of the operating budget will be handled by AAM with direct debit.

Carol Sotnick called to postpone the Manager's Report until after the Unfinished Business in order to address the Committee Reports.

Committee Reports: Carol Sotnick presented the Activities Report on behalf of Committee Chairperson, Sheila Lavin. Sotnick gave an update of the upcoming events for all BCA homeowners. Sotnick also thanked Lavin for her technical advice and work. Additionally, Sotnick thanked Mike Simpson for his work on the Bellasera mugs for the Recognition Event.

Mike Simpson gave a transparency presentation on the 2006 Reserve Fund and reviewed the current balance items and challenges. Several homeowners addressed questions to Simpson. Mike Simpson moved to adopt the Reserve list as approved [see Appendix A]. Motion passed unanimously.

Carlton Rooks spoke on behalf of the Budget and Finance Committee. He said he

would like to AAM participate at meetings without charging the BCA \$75 per meeting attendance. Carol Sotnick suggested Budget and Finance have AAM participate by having AAM Controller, Michael Johnson phone in at either the beginning or at the end of the meeting to answer any questions of the Committee. She also suggested sending any questions to him ahead of time.

Carol Sotnick asked Building and Grounds Committee to present the revised BCA Facility Use Policy draft. Committee member, Bob Shriver, asked the Board to review the document and then to submit the changes to the Committee. Carol Sotnick said the Board will refer to Bruce Martin to review and make all document changes. Discussion ensued pertaining to the new cost of the rental agreement and what exact areas of the clubhouse (grass area, hallway, etc.) are covered. Sotnick asked Patti Smith to review other Associations' dues and what areas are covered. Patti Smith agreed to contact several other communities on their policies and costs.

Carol Sotnick called for a 5 minute recess. The Board meeting reconvened at 7:35 p.m.

Keith Christian reviewed progress made with the Communications Committee. Sheila Nazareth and Keith Christian reviewed the Annual Meeting dates and timeline, along with upcoming notifications to be posted within the community.

Susan Loiselle of the Governance Committee reviewed the headway made with amending the CC&Rs. Carol Sotnick discussed having a special meeting at a later date to review and vote on the CC&R changes. No date was set.

As there were no Modifications Committee members present, there was no news to report.

Old Business:

Carol Sotnick discussed progress made on the Pederson development. Sotnick, along with a few other homeowners representing Bellasera, had met with four representatives from the City of Scottsdale to discuss landscaping and berming on the NAOS areas. The representatives explained the berm will be very minor and follow the natural contour of the land. Additionally, trees will be placed close to the lot perimeters. The Design Review Board has asked Pederson to make several changes, and Pederson is currently working on them. There is no Design Review meeting date set at this time.

Paul Anetsberger had no update on the Bridge Inspection.

New Business:

Carol Sotnick moved to appoint Anne Chernis to the Modifications Committee. Motion passed unanimously.

Carol Sotnick moved to increase the signing limit of the Community Manager from \$500 to \$1,000 [see Appendix B]. Motion passed unanimously.

Carol Sotnick moved to amend the three day parking resolution to include prohibiting inhabiting the parked vehicle and lowering the fine to \$27 per day [see Appendix C]. Motion passed unanimously.

Management Report:

Patti Smith presented three painting bids from CE Painting, Empire, and Certa Pro for renovations/repairs made to the Entry gates, Bridge/Metal railings, Guardhouse, and Stucco Walls (see attached). Patti Smith recommended CE Painting for all of the items due to a longer warranty, lower bid, and 2 coats of paint to be used. Paul Broad asked Patti Smith to obtain a timeline of the project. Carol Sotnick moved to accept the bid from CE Painting for the four items. Motion passed unanimously.

Patti Smith reviewed the current street sweeping company maintenance contract with Sunstate. Smith presented two other bids; one for Phoenix Street Sweeping, and recommended the later American Sweeping, due to its lower monthly maintenance cost and same coverage as the current company. Carol Sotnick moved to accept American Sweeping as the new street sweeping company. Motion passed unanimously.

Patti Smith presented two bids on the spa and pool renovation for Shasta and Arrowhead Chlorination. Smith recommended Shasta for the renovation work. Carol Sotnick moved to accept the Shasta bid for spa renovation. Motion passed unanimously. Mike Simpson tabled the pool renovation for July 2006 due to the next fiscal year beginning and having less homeowner traffic at the pool site at that time.

Patti Smith presented two bids on the patio furniture refurbishment from Sundrella and Nu Look. Smith recommended Sundrella for the electrostatic work. Paul Broad asked Smith to ensure with Sundrella that all re-strapping of the chairs would be included. Carol Sotnick moved to accept the bid from Sundrella, provided that all chairs were included for re-strapping. Motion passed unanimously.

Patti Smith introduced an example of a re-painted street sign for the 26 road signs in the community needing repair. The sign repair was tabled for more discussion at the next Board meeting.

Patti Smith discussed the vacation schedule for her and Sheila Nazareth for the weeks of March 20-March 31st. Due to Sheila Nazareth's scheduled honeymoon vacation, Carol Sotnick expressed the need for a temp to cover the office. Sotnick asked Smith to look into temps within AAM.

Sheila Nazareth discussed upgrading the current IKON copier. Mike Simpson recommended purchasing two laser printers for the work. Carol Sotnick expressed the need to have this resolved by the next meeting. Sotnick asked Nazareth to ask the IKON sales rep to discuss the item with Simpson.

There being no further business to come before the meeting, the meeting adjourned at 8:50 p.m.

The next special board meeting to address Building and Grounds issues is scheduled for Tuesday, February 21, 2006 at 3:00 p.m.

The next board meeting is scheduled for Monday, March 13, 2006 at 6:30 p.m.

Respectfully submitted,

Sheila Nazareth
Recording Secretary

RESOLUTION-RESERVE FUND POLICY

JANUARY 30, 2006

WHEREAS the Bellasera Board has established a Policy and Procedure for preparing the Reserve Budget estimate,

AND WHEREAS the Board has reviewed and agreed that the Reserve Item list presented at the January 30th Board Meeting is to be used in the preparation of the Reserve Budget for 2006-2007,

NOW THEREFORE BE IT RESOLVED that the Reserve Committee is directed to prepare the Reserve estimate for review using the list presented, including the deletion of the item pertaining to the Clubhouse roof, and the time phasing of the road repair and metal fence painting.

<i>Item</i>	<i>Value</i>	<i>Useful Life</i>	<i>Remaining Life</i>
Road Resurface	\$225,000.00	30	21
Metal Fence -- Repair	\$115,420.00	4	2
Stucco Walls (A) -- Repair / Repaint	\$65,240.00	6	0
Cardio Machines -- Replace	\$59,800.00	12	1
Tile Floor -- Replace	\$43,550.00	20	11
Locker Rooms -- Remodel	\$38,800.00	20	11
Strength Machines -- Replace	\$35,850.00	15	6
1200 Pool Deck -- Resurface	\$33,260.00	15	6
HVAC Units -- Replace	\$27,250.00	12	12
Parking Lot -- Repair (Resurface)	\$25,000.00	15	6
Kitchen Appliances -- Replace	\$25,000.00	15	6
Mailboxes -- Replace	\$22,293.75	15	7
Kitchen -- Remodel	\$18,350.00	20	11
Roads A3 -- Seal / Repair (Outer Section)	\$18,258.06	4	3
Furniture Cushions -- Replace	\$17,750.00	6	5
Roads A1 -- Seal / Repair (Inner Section)	\$17,343.24	4	1
Pool Deck -- Seal / Repair	\$16,796.30	5	1
Pool -- Resurface (Plaster)	\$15,986.25	10	1
View Fence -- Partial Replace	\$15,000.00	12	6
Irrigation Controllers -- Replace	\$13,302.00	12	4
Tennis Courst -- Resurface	\$12,000.00	5	5
Parking Lot Lights -- Refurbish	\$12,000.00	25	16
Furniture (Activity Chairs) -- Replace	\$10,500.00	10	9
Room Partition -- Replace	\$10,075.00	20	11
Tennis Fence -- Replace/Refurbish	\$10,001.84	15	6
Pool Heaters -- Replace	\$10,000.00	5	4
Metal Rails -- Replace	\$10,000.00	24	16
	\$923,826.44		

Appendix B

Resolution on Increasing the Signing Authority of the Community Manager

January 30, 2006

WHEREAS, the current Community Manager is being hampered in completing projects because her signing authority is limited to \$500.

WHEREAS, the previous signing limits for the Community Manager had been \$1,000 under the prior Management Company.

THEREFORE, BE IT RESOLVED, unless otherwise provided in the Approved Operating Budget, the expenses incurred for any one item of repair or replacement shall not exceed the sum of \$1,000, without proper authorization by the President or Treasurer, or a Director, if the President or Treasurer are unavailable; except in the case of emergency involving danger to life and property, regardless of the cost limitation imposed by this paragraph.

Appendix C

Resolution on Clubhouse Lot Parking

January 30, 2006 Amendment

WHEREAS, in a number of incidents residents of the community are using the clubhouse parking lot for long-term parking and storage of personal vehicles, boats, and trailers.

AND WHEREAS, this detracts from the overall appearance of the community.

THEREFORE, BE IT RESOLVED that the Board of Directors directs that residents of the community may park in the clubhouse parking lot only with the written permission of the Community Manager and for a period of no longer than three (3) consecutive days. Under no circumstances, may the vehicle be occupied as a residence. Persons occupying a vehicle as a residence shall be prosecuted for trespassing. The offending vehicle shall be fined \$27 per day and have a notice placed under the windshield wiper as specified in Attachment 1.

ATTACHMENT 1

PARKING LOT PARKING NOTICE SPECIFICATION

The offending vehicle shall have a sign placed under the windshield wiper, reading:

VIOLATION

This vehicle is parked in violation of a Board Resolution of the Bellasera Community Association.

**PLEASE CONTACT COMMUNITY MANAGER
(480) 488-0400**

Residents of the community may park in the clubhouse parking lot only with written permission of the Community Manager and for a period of no longer than three (3) consecutive days.

Please remove your vehicle; offenders will be fined \$27/day.

Management Bids Attachment:

**BOARD OF DIRECTORS MEETING
BELLASERA CLUBHOUSE
January 30, 2006 at 6:30 P.M.**

MANAGER'S REPORT

-ENTRY GATES BIDS-

1. Discussion of repainting of four entry gates, one man gate, and three miscellaneous poles

VENDORS	COSTS	WARRANTY	WORK DONE
CUSTOM ESTATES (CE PAINTING)	\$2,494.95	5 YEAR ON METAL	2 COATS SPRAYED WITH PRIMER
EMPIRE	\$3,540.00	2 YEAR	ROLLED ON 2 COATS; OIL BASED+ SPOT PRIME
CERTA PRO PAINTERS	\$3,008.91	2YEAR(INCLUDE ENTRY GATES) 3 YEAR ON METAL	ROLLED ON 1 COAT FULL PRIME & ONE COAT

-BRIDGE/METAL RAILINGS BIDS-

2. Discussion of repainting of exterior of guardhouse (all bids include tax)

VENDORS	COSTS	WARRANTY	WORK DONE
CUSTOM ESTATES (CE PAINTING)	\$3,940.73	5 YEAR ON METAL	2 COATS SPRAYED WITH PRIMER
EMPIRE	\$3540.00	2 YEAR	ROLLED ON 2 COATS; OIL BASED+ SPOT PRIME
CERTA PRO PAINTERS	\$3,008.91	2YEAR(INCLUDE ENTRY GATES) 3 YEAR ON METAL	ROLLED ON 1 COAT FULL PRIME & ONE COAT

3. Discussion of repainting of exterior of guardhouse (all bids include tax)

VENDORS	COSTS	WARRANTY	WORK DONE
CUSTOM ESTATES (CE PAINTING)	\$1516.86	5 YEAR ON STUCCO/ 2 YEAR ON WOOD	2 COATS SPRAYED WITH ACRYLIC FLAT/WOOD IS SATURATED WITH 2 COATS; ONE WOOD
EMPIRE	\$2,730.00	6 YEAR ON STUCCO/4 YEAR ON WOOD	1 COAT SPRAYED; SPOT PRIME WHEN NEEDED
CERTA PRO PAINTERS	\$1,680.75	5 YEAR ON PAINT/ 3 YEAR ON LABOR	ONE COAT SPRAYED; WOOD IS ROLLED

-2006 RESERVE STUCCO WALL BIDS-

4. Discussion of repainting of 2006 reserve study perimeter stucco walls (all bids includes tax)

VENDORS	COSTS	WARRANTY	WORK DONE
CUSTOM ESTATES (CE PAINTING)	\$14,530.85	2 YEAR WARRANTY	2 COATS SPRAYED
EMPIRE	\$14,050.00	6 YEAR	1 COAT SPRAYED
CERTA PRO PAINTERS	\$14,227.03	3 YEAR LABOR/ 5 YEAR PAINT	1 COAT SPRAYED & SPOT PRIMED

-TOTALS FOR ALL PAINTING PROJECTS; IF GOING WITH ONE COMPANY-

- a. Custom Estates (CE Painting)
 - i. \$22,483.99
- b. Empire
 - ii. \$26,370.00
- c. Certa Pro Painters
 - iii. \$18,916.69

-STREET SWEEPING BIDS-

5. Discussion of replacement of existing street sweeping vendor
 - a. Current contract is Sunstate
 - i. \$300 monthly plus 10% increase starting January 2006 due to oil and gas increase
 - b. Phoenix Street Sweeping
 - i. \$255 monthly
 - c. American Sweeping
 - i. \$240 monthly

-SPA RENOVATION BIDS-

6. Discussion of improving spa amenities

VENDORS	COSTS	WARRANTY	WORK DONE
SHASTA	\$3,650.32	2 YEAR	PLASTER & NEW TILE, NEW FLOOR GRATES, SPA TO BE SHUT DOWN FOR 3 WEEKS
ARROWHEAD CHLORINATION	\$3,700.00	2 YEAR	PLASTER AND NEW TILE; ADD PEBBLE TEC (\$500.00)

-POOL RENOVATION BIDS-

7. Discussion of improving pool amenities

VENDORS	COSTS	WARRANTY	WORK DONE
SHASTA	\$5,423.83	2 YEAR	RE-TILE BEACH ENTRY WITH NON-SKID TILE
ARROWHEAD CHLORINATION	\$2,400.00	2 YEAR	PEBBLE TEC BEACH ENTRY

-PATIO FURNITURE BIDS-

8. Discussion of powder coating and re-strapping all chairs (all inclusive).

VENDORS	COSTS	WARRANTY	WORK DONE
SUNDRELLA	\$6,611.81	5 YEAR	ELECTROSTATIC PROCESS OF POWDER-COATING
NU LOOK	\$6,642.88	2 YEAR	ELECTROSTATIC PROCESS
	\$8,522.88	2 YEAR	POWDER COATING