

**BELLASERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
Bellasera Community Clubhouse
7350 E Ponte Bella Drive, Scottsdale, Arizona
February 28, 2008**

MINUTES

Members Present: Chuck Roach, President; Dennis Carson, Vice President; Bob Shriver, Secretary; Dennis Noone, Treasurer; Bruce Martin, Director.

Members Absent: Shawn Meyer, Director, David Redman, Director

Others Present: Marshall Chess, Community Manager, AAM
Earlene Morgan, Administrative Assistant and Recording Secretary, AAM

Call to Order: Chuck Roach, President called the meeting to order at 7:05 p.m.

Homeowner Questions: There were no questions from the 10 homeowners present.

Approval of Minutes: Dennis Noone moved to approve the minutes of the January 24, 2008 Regular Board Meeting. They were approved.

President Report: Chuck Roach reported that the Bellasera sign has been posted by the left turn sign on Scottsdale Road. Speed limit signs have been posted near neighborhood mailboxes.

He also reported on the discussions with the erosion contractor and that we are awaiting bids.

The President discussed painting the community walls. Marshall was directed to contact the painters regarding previous painting procedures and warranty information. Trish Dixon, Chair of the B&G Committee asked for clarification of walls being considered. Chuck stated that the walls being considered are the common area walls and not all the walls around a residence. Residents who question if their walls had been painted previously were to direct their questions to Chuck.

PMIS is working on the asphalt bids. Areas on streets in the neighborhood are being marked for repair. Proposal requests will be sent with 2 weeks provided for response. Proposals should be available for the next board meeting.

Chuck reported that the easement to the property that abuts to Lone Mountain has been recorded back to Bellasera Community Association. Pending clarification with the attorney, this easement will be revoked.

Chuck stated that he will be gone during the budget preparation process but wanted to comment on the reserve plan for sealing the road in 3 stages. He posed to the B&G Committee the question why was this set up in 3 stages. He proposed that it may be more feasible to do the sealing all at once and suggested that this request be brought to the Board for consideration.

Treasurer's Report: Dennis Noone, Treasurer, reported that the B&F Committee is working on the proposed expenditures which are consistent with the reserve account. The Community Manager has provided a preliminary Operating Budget FYE 2008-2009 which they are reviewing.

Dennis Noone reported that the meeting was held with Community Associated Bank (CAB) regarding the financial records.

Dennis Noone stated that the community was well funded with \$26,105 in Equity and \$674,096 in Reserves.

Dennis also reported that they were working with the accounting firm regarding the overpayment of taxes.

Budget and Finance: Clayton Loiselle reported in Charles Schroder's absence. The B&F Committee is meeting to review the first draft of the Operating Budget FYE 2008-2009 on Friday 2/29/08. The committee is working through the overpayment of taxes.

Building & Grounds: Trish Dixon reported that when David Redman returns they will be scheduling a meeting to walk through the community with Patty Trapp, Raymac Construction. They will be reviewing lighting areas of concern and problem areas that need correction. Paul Anetsberger and Bob Miller have been changing light bulbs with energy efficient bulbs. The committee is continuing to research discount resources for light bulbs.

The B&G Committee will be providing commentary on the erosion issue in the internal washes and connectors to the Board.

As previously discussed, the B&G Committee is reviewing painting, previous warranty, and conditions of the community walls. After their study is complete, they will provide the Board their recommendation for a procedure for painting the community walls.

The B&G Committee received approval from the President to meet with the Scottsdale Fire Marshal for review and education of the fire codes for the Community Center.

Communications: Keith reported the number of surveys returned was a record 55%. Bruce Martin drew from all the surveys returned the name of residents Freya and Robert Weissner as winners of the \$50 Gift Certificate to A J's Fine Foods.

Activities: Karen Moore and Eve D'Allyrand, Co-Chairs of the Activities Committee, reported to the Board that attendance has jumped since they have expanded their budget expenses to provide entrees at community events.

The reimbursement procedure for committee expenses was discussed. The Board decided that a separate checking account with a balance of \$2000.00 will be established to cover immediate expenses. Signatory to be limited to one of three designated Board members.

The Activity committee plans to end the year with a large pool party in May.

The committee requested assistance with set up for events. Karen Moore will provide the floor plan. Marshall Chess will take care of set up arrangements for the committee.

Karen thanked Bruce Martin for his assistance to the committee. The presence of the Board representative at meetings is good for follow up and support.

Modifications: Jean Grutta, Chairperson, reported that the Committee finalized new gate guidelines. They will be distributed with the Design Guidelines. They will also be posted on community bulletin boards.

The Committee is currently revising the modification application.

A study of height restrictions on buildings is being conducted.

Manager's Report Marshall Chess reviewed the Manager's Report. A brief discussion followed the question of annual updates of the Reserve Study in light of inflation and interest rate changes. The consensus was that it would not prove beneficial at this time.

The revised fine and violation policy is being reviewed by Dennis Carson.

The commencement of the wrought iron view fence painting project will be put before the new Board.

Old Business: There was a lengthy discussion about street cracking and sealing and the costs of petrol and inflation costs.

Keith Christian again commented on the results of the resident survey. He thanked the committee for their work collating the results.

The surveys will be available to the Board to review the written comments and suggestions which may prove valuable for future decisions. The Board will review them at the next Study Session. Any recommendations or comments will be shared with those particular committees to which they apply.

New Business: Bruce Martin reported on the meeting he and Bob Shriver attended of the Greater Pinnacle Peak Association and Friends of the Desert Foothills Scenic Drive. The organizations contribute to desert preservation and wildlife causes and encourage constructive community activism. The Bellasera Community is in area #6, the segment of the roadway which begins at Happy Valley Rd to Carefree Highway. Bruce reported that the best way to make a contribution would be to enlist volunteers from Bellasera when the organization has a clean up of area 6. B & G Chair Trish Dixon agreed to follow up with this suggestion. Bob Shriver will provide Trish with the name of a contact at the City of Scottsdale regarding trail damage in the washes.

Bob Shriver presented maps of the proposed Desert Foothills Scenic Drive.

Bruce Martin proposed contributing \$40 subscription fee to the GPPA organization's publication *The Peak*. The proceeds from this publication helps fund the organization's activities and donations. The Friends of the Scenic Drive is a division of the Greater Pinnacle Peak Association.

Bob Shriver remarked that the flag at the entrance has been absent for the past week. A new flag was reported ordered. These flags are all weather, high wind flags with a life of approximately 6 months.

Adjournment: There being no further business, the meeting was adjourned at 8:10 PM.

The next regular Board meeting is scheduled for Thursday, March 27, 2008 at 7:00PM.

Respectfully submitted,

Earlene Morgan

Earlene Morgan
Recording Secretary

Approved by,

Bob Shriver

Robert Shriver
Board Secretary