

**BELLASERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
Bellasera Community Clubhouse
7350 E Ponte Bella Drive, Scottsdale, Arizona
April 24, 2008**

MINUTES

Members Present: Chuck Roach, President; Dennis Carson, Vice President; Bob Shriver, Secretary; Dennis Noone, Treasurer; Hope Kirsch, Director; David Redman, Director

Members Absent: Bruce Martin, Director

Others Present: Earlene Morgan, Administrative Assistant and Recording Secretary, AAM

Call to Order: Chuck Roach, President called the meeting to order at 5:00 p.m.

Chuck announced that the employment of Marshall Chess has been terminated. AAM, LLC is looking for potential candidates and interviews will begin next week

Chuck reminded those present to be recognized by the Chair before speaking.

Homeowner Questions: There were 10 homeowners present. A question was raised about how entry at the back gate can be limited to only residents. Several options were discussed.

Approval of Minutes: There not being a quorum for the March 27, 2008 meeting, a MOTION was made and seconded to accept the minutes from the February 28, 2008 Board Meeting. Motion unanimously carried.

President Report: Chuck Roach recognized the work all the committees have done during the past few months. The level of volunteerism, activity and quality of work was exceptional.

Chuck announced the elected officers as following:

President:	Chuck Roach	Director:	Bruce Martin
Vice President:	Dennis Carson	Director:	David Redman
Secretary:	Bob Shriver	Director:	Hope Kirsch
Treasurer:	Dennis Noone		

Carlton Rooks, Resident, commented on the positive contributions Board members make to their respective committee membership. Current assignments of the new Board to committees are not complete.

The President mentioned that the wash and erosion bid will be discussed under Old Business.

Crack sealing and road bids are still being considered. Chuck reported that they must table the road issue until later due to information the Consultant Tom McDonald has recently acquired.

It was reported that the Board will work together with Building & Grounds Committee regarding the paint contractor. The view fence issue will be addressed in a newsletter. The project is not yet scheduled and all attempts will be made to make it convenient for residents.

Treasurer's Report: Dennis Noone, Treasurer, reported that nothing has changed since the announced financial report at the Annual Board Meeting on Saturday, April 19, 2008. Relative to the roads and the reserve account expenditures, the 5% raise in assessments is justified. Chuck reported regarding expenditures for the roads that the project will not be done until next fiscal year.

Discussions ensued about the road and erosion expenditures, the Operating Budget and the Reserves Account. Chuck agreed to address the Budget in a future column.

Budget and Finance: Members Clayton Loiselle, Carlton Rooks, and Charles Schroeder contributed to the discussion regarding the Treasurer's Report of the Operating Budget and Reserves.

Building & Grounds: Board Representative David Redman reported the issues that the B&G Committee is working on in the absence of Chairperson Trish Dixon.

The issues addressed were:

- Walls, rocks and other ground concerns. Residents who have questions should address them to the Board.
- Landscape lighting concerns 3 areas:
 1. Transformers
 2. Poor quality wire in entrance lights
 3. No organization to care of landscape lighting

The B&G Committee made the recommendation that a landscape lighting project be initiated to assess options and costs for correcting the landscape lighting problems in a timely fashion and to standards that enhance the Bellasera landscape. The B&G Committee offers its assistance on this project.

Activities: Karen Moore reported that the Activity committee plans to end the year with a large pool party in May.

Karen reported that she will be gone until October but has arranged for hostesses to do luncheons during the summer.

Two residents have resigned from the Activities Committee. Karen reported that more volunteers are needed for the committee.

Modifications: President Chuck Roach requested clarification for the approval of the modification of the Husted residence. Dottie Schultz from the Modifications Committee responded to concerns about the submitted and approved modifications.

Dottie reported that all approved modifications are inspected by the committee after completion of work.

Communications: There being no member of this committee present the minutes of their meeting stand as the committee's report.

Old Business: Chuck Roach entertained the motion made by David Redman to table road maintenance project until further information is provided from Tom McDonald the road consultant. Motion carried.

The erosion clean up bid was discussed. The modified bid had lowered the costs. Motion to approve the erosion bid as so amended and submitted by Auza Contracting was approved by all Board members present.

Vice President Dennis Carson reviewed the Legislative changes in the laws as they pertain to HOA violation fine policies and presented the redrafted fine policy for discussion. Dennis Carson made the motion to approve the Revised and Restated Violation Enforcement Policy. Motion carried by unanimous vote. Approved policy attached as part of minutes.

The Board reviewed the Budget & Finance Committee's Banking Review and Recommendations. Dennis Carson presented changes to the resolution including changing it to read as Cash Management Policy. A discussion of those present included Board, B&F Committee and resident comments. Bob Shriver moved to accept the amended Cash Management Policy. All approved. The Policy is attached and part of the minutes.

New Business: Dennis Noone reviewed the Proposed Fiscal 2009 Operating and Reserve Budgets. The Reserve Budget will be reviewed when revisions to reserve plan can be made based on road estimates still to be determined. Dennis Carson made a motion to approve the Fiscal 2009 Operating Budget. Approval of the Operating Budget includes the proposed 5% assessment increase. Motion was carried.

Adjournment: There being no further business, the meeting was adjourned at 6:55 PM.

The next regular Board meeting is scheduled for Thursday, May 29, 2008 at 7:00PM.

Respectfully submitted,

Approved by,

Earlene Morgan
Recording Secretary

Robert Shriver
Board Secretary