

**BELLASERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
Bellasera Community Clubhouse
7350 E Ponte Bella Drive, Scottsdale, Arizona
May 29, 2008**

MINUTES

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

Members Absent: No absentees

Others Present: Viola Lanam, 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: Chuck reminded those present to be recognized by the Chair before speaking.

Approval of Minutes: A motion was made and seconded to accept the minutes from the April 24, 2008 Board Meeting. Motion unanimously carried subsequent to correction of spelling of Dennis Carson's name.

President Report: Chuck Roach reported that the erosion repair is progressing. The shot crete is the last part of the project to be completed.

Patty Trapp, Raymac Construction, will be installing the new trail signs next week.

Community residents who have called in with erosion problems are being informed of options.

Chuck has completed the revocation of the easement from Lone Mountain Rd/ Scottsdale Road through Bellasera to the Lone Mountain property. The documentation has been sent to our attorney for recording with Maricopa County.

Chuck spoke about the view fencing issue. The President's letter in the current newsletter addressed the fence issue at the present time. Any further discussion or action will be deferred until more information has been obtained.

Treasurer's Report: Dennis Noone, Treasurer, spoke to the economic concerns regarding First National Bank.

Budget and Finance: Dennis Noone reported that for the first time since February 1, 2008, the operating account has been under the FDIC limit staying near the established \$50,000 limit.

There were no significant variances to the budget this month. However, Chuck advised that the bill for erosion work put us over budget for the year.

Chuck reported that Dale Woods, AAM Controller, is working on the tax rebate issue.

Building & Grounds: There was no report.

Activities: Hope Kirsch motioned to approve the application of Susan Guyan to the Activities Committee. Motion passed unanimously.

Dottie Schultz reported that several residents have agreed to be responsible for summer luncheons until the committee resumes regular meetings in the fall.

Modifications: The modifications committee has completed several final inspections of approved modifications. The committee is working on developing a form of compliance which will be given to homeowners upon final inspection and project completion.

Communications: Keith Christian reported that the committee is working on the Community Directory. Projected publication date is in July.

Keith requested information on the budget line item allowed for the directory. Dennis Noone stated that the amount was not to exceed \$1000.00.

Community Manager: Viola Lanam, the new community manager, reported that she toured the community with Chuck Roach and Bruce Martin. Several violations were observed and violations letters were sent to those residents.

Viola sent a letter to community residents regarding the increase in assessment and amount. A copy of the new violation notice was also included in the mailing.

Bruce Martin asked Viola to confirm that the AAM contract expires at the end of June. He also requested that any contracts, purpose and costs be included in the management report.

Included in the Manager's report were addresses of new community residents.

Old Business: Dennis Carson made the motion to ratify and approve the President's acceptance of David Redman's resignation effective 5/11/08 and acknowledged by the President on 5/27/08. The motion was unanimously passed.

Dennis Carson was prepared to make a motion about the view fencing project. A lengthy discussion developed regarding various aspects of the project. Further discussion will take place at a subsequent study session. Motion was withdrawn.

New Business: The current policy for cost and replacement of gate cards was discussed. Bruce Martin made the motion to change the Gate Pass/Key Fob Charge Policy as attached as part of these minutes. Motion passed unanimously.

Adjournment: There being no further business, the meeting was adjourned at 8:58 PM.

The next regular Board meeting is scheduled for Thursday, June 26, 2008 at 7:00PM.

Respectfully submitted,

Approved by,

Earlene Morgan
Recording Secretary

Robert Shriver
Board Secretary

**Bellasera Community Association
Gate Pass/Key Fob Charge Policy
Effective May 29, 2008**

WHEREAS, the Association's present policy is to charge \$40.00 for each gate pass purchases by a Member and \$10.00 for each clubhouse key fob requested by a Member, and

WHEREAS, the cost of gate passes to the Association has increased to \$50.00 per unit.

NOW, THEREFORE, IT IS RESOLVED, effective immediately:

1. The Association shall charge a fee for each gate pass and each clubhouse key fob distributed to a Member.
2. The charge for each gate pass is \$50.00. The charge for each clubhouse key fob is \$10.00.
3. The charge to each Member for each gate pass and each clubhouse key fob shall automatically increase for any cost increase to the Association for such items.
4. This policy replaces the previous policy dated July 1, 2001.

Chuck Roach, President

Dennis Carson, Vice President

Robert Shriver, Secretary

Dennis Noone, Treasurer

Bruce Martin, Director

Hope Kirsch, Director
