

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

MINUTES

Members Present

- Chuck Roach, President; Bob Shriver, Secretary; Dennis Noone, Treasurer; Hope Kirsch, Director

Members Absent

- Dennis Carson, Vice President, Bruce Martin, Director

Others Present

- Viola Lanam, Community Manager, AAM
- Sharon Foxworth, Administrative Assistant and Recording Secretary, AAM

Call to Order

- Chuck Roach, President, called the meeting to order at 7:00 p.m. He reminded everyone that it was a formal meeting.

Homeowner Questions

- The President reminded the five residents present to be recognized by the Chair before speaking. Georgette Demarte was recognized and raised the issue regarding dogs being off the leash in the open area and that the signs to keep the dogs on the leash are being ignored. There was much discussion on the issue and Chuck stated that the policy of the Board had been reached and that it is a jurisdiction problem and it is each resident's responsibility to call animal control. The residents should not be in a position of enforcing the laws. Hope Kirsh volunteered to speak to the people who were in violation of the dog leash rule if the name of the violator is presented to her. It was discussed that a reminder would be put in the next community newsletter and also a reminder to pick up after your pet when you leave the open area.

Approval of Minutes

- The Minutes of June 26, 2008, were reviewed and a motion was made to approve the June minutes. Motion carried by unanimous consent.

President's Report

- Chuck Roach had an opportunity to drive around the Community and he commended Viola Lanam, Community Manager, for being diligent in taking care

of the little things immediately and the large things are being scheduled to be completed as quickly as possible.

- The Clubhouse roof leaks that were repaired in 2007 continue to hold up well as evidenced by the latest rain, as does the drainage ditches. The sandy area and washes on the trails are still passable but Four Peaks will be notified to straighten the sand on the trails.
- The lights in the community are working well and the community is in fine shape physically and financially as well. It is in the best shape since he came on board. He thanked Viola for a job well done as it makes his job easier.
- Recommends another Reserve Study to look at current and future asset status.

Treasurer's Report

- Dennis Noone, Treasurer, reported that the community was still solvent even though the bank the community uses, First National Bank of Arizona, failed in the recent economy crash. The community assets were not affected due to the balances being under the amount that was affected. For further security, we reinvested in several denominations of CDs and left cash in the reserve fund to handle the upcoming projects, such as, the fence painting and the repair of the tennis courts, etc. The community is well funded and it was recommended that another reserve study be done after the projects are completed.

Budget and Finance

Absent

Modifications

Absent

Building and Grounds

- Trish Benninger-Dixon also thanked Viola Lanam for doing a great job. Trish mentioned that a pool of water stands at the back gate after a rain and sand also washes into the drainpipe. Chuck suggested Four Peaks take a look at it to resolve the issue.
- Paul Anetsberger asked about the street sweeper coming to the property on a regular basis. It was noted that Four Peaks does blow sand from the streets if needed.
- Trish asked if the city of Scottsdale could take a look at the NAOS and let the residents know how far from their property they could keep cleared. Chuck asked Viola to check the policy on the regulations. It was also brought to the Board's attention regarding the water run off coming from other communities near the boundary of Bellasera.

Communications

Nothing to report.

Activities

Nothing to report.

Community Manager

Viola Lanam, Community Manager, discussed many of the items on her management report and the numerous repairs that have been completed. Other specific items discussed were:

- Two proposals were included for repairing the tennis court fence and she recommended GB Contracting repair the fence at a cost of \$2,843.00.
- Bob Shriver asked why we did not use the deductible on our insurance to cover the tennis repair. The deductible is \$2,500.00 and the repair is \$2,843.00. The Board agreed that it was not feasible for the difference of \$343.00 since it would cause the premiums to go up.
- Two bids have been obtained for the repainting of the walls in preparation to move forward with this issue once a decision has been received from the Arizona Registrar of Contractors. A complaint was filed against Custom Estates Painting with the Arizona Registrar of Contractors, as well as, with the Better Business Bureau.
- Eight weights have been replaced for those that went missing from the fitness center. (The Board made a decision that the weights will not be replaced again.)
- Need to lock the Clubhouse trash collection enclosure because it is being abused by unauthorized use.

Old Business

- Chuck read the Motion prepared by Dennis Carson and stated as follows:

WHEREAS, the Association is responsible for maintenance and repair of wrought iron fences comprising party structures between Common Areas and lots (“VIEW FENCE”), as a Common Area expense; and

WHEREAS, the Board, based upon its own examination of sections of the VIEW FENCE and the examination of an independent expert, has determined that all of the VIEW FENCE should be painted; and

WHEREAS, the reserve plan, as established by the developer, calls for painting the VIEW FENCE in the current fiscal year, and there are sufficient funds allocated in the reserve plan for this purpose.

NOW, THEREFORE:

1. The Association will solicit bids from qualified contractors to paint the VIEW FENCE during February or March of the calendar year 2009.
2. The Association will send written notice to each lot owner by regular U.S. mail that provides the following:
 - a. The estimated painting schedule with a notice the Association will not guarantee the painting schedule.

- b. The lot owner's requirements regarding removal of any and all attachments to the VIEW FENCE, including rabbit fences, and the lot owner's requirement regarding foliage clearance. The owner shall bear all expense associated with removal and reinstallation of any attachments to the VIEW FENCE, and all expense associated with foliage clearing. The Association will be responsible only for clearing foliage growing in the Common Area.
 - c. The painting contractor will be instructed not to enter onto any private property unless invited to do so by the owner.
 - d. The painting contractor will not paint any VIEW FENCE if any attachment or foliage interferes with the ability to paint the VIEW FENCE within the bid parameters, in the sole opinion of the contractor or the Association.
 - e. Any VIEW FENCE not painted due to the lot owner's failure to cooperate as required by the Board will not be thereafter painted until the next scheduled painting.
 - f. The Management Company will make a note in the Manager's Letter of any VIEW FENCE not painted and the circumstances surrounding the failure.
3. The President, or his designee, is authorized to take such action, including a community meeting or additional communication with lot owners, that the President, or his designee, deems necessary or convenient to accomplish the foregoing.
- The Motion was seconded by Bob Shriver and was unanimously approved to go forward with the View Fence painting during February or March of the calendar year 2009.

New Business

- Chuck asked Keith Christian to run an article in the newsletter regarding the stealing of the equipment in the clubhouse.
- Chuck will purchase more umbrellas for the pool area and will work with the building and grounds committee to look at permanent structures. It was suggested that signs be posted as a reminder to close the umbrellas when finished.
- Paul Anetsberger suggested a sign be posted to not sit on the swimming lane divider.
- There has been no response from Custom Estates Painting regarding the areas that are under warranty; therefore, the Board decided to challenge them by filing a lawsuit.
- The street resurfacing is set for September, as it will be cool enough by then.
- Chuck purchased a lock that he placed on the waste dumpster to keep it from being filled with bulk trash items.
- Paul Anetsberger asked how we could keep the damage from happening to the tennis court fence again. After a group discussion, it was suggested that the bottom of the screen not be tethered to give it some flexibility.
- Bob Shriver moved to accept General Acrylic's proposal to resurface the tennis courts. The motion was seconded by Dennis. Motion carried.

Discussion

- A discussion was held regarding the View Fence painting. It was noted that the residents do not have to be home when the painting of the fence is done. The rust spots will be brushed. A question was asked regarding when the rabbit fence is taken down would it be replaced with the proper fence? It was noted that further discussions would be made at a later date.

Adjournment

- There being no further business, the meeting was adjourned at 8:40 p.m.

The next regular Board meeting is scheduled for September 25, 2008, at 7:00 p.m.

Respectfully submitted,

Approved by,

Sharon Foxworth
Recording Secretary

Robert Shriver
Board Secretary