

**BELLASERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
Bellasera Community Clubhouse
7350 E. Ponte Bella Drive, Scottsdale Arizona
January 22, 2009**

MINUTES

Members Present

- Chuck Roach, President; Bob Shriver, Secretary; Bruce Martin, Director; Dennis Noone, Treasurer;

Members Absent

- Hope Kirsch, Director and Dennis Carson, Vice President

Others Present

- Viola Lanam, Community Manager, AAM
- Sharon Foxworth, Administrative Assistant and Recording Secretary, AAM
- Eight residents were in attendance.

Call to Order

- Chuck Roach, President, called the meeting to order at 7:00 p.m. He reminded everyone present that it was a formal meeting and to follow the Roberts Rule of Order.

Approval of Minutes

- Dennis Noone moved that the minutes from the December 18, 2008, meeting be approved as submitted. Motion carried and the minutes were approved.

President's Report

- Chuck mentioned that the gate staining project is starting to look very well and he will re-inspect next week. Some gates were painted prior to the adoption of the standard and the board's approach is to not ask them to redo the gate.
- The view fence painting letter will be sent to all residents on January 30th.

Treasurer's Report

- Dennis Noone stated that we are half way through the fiscal year and we are working with AAM in preparing for the next budget. AAM is doing well with the maintenance and Bellasera still has adequate funds.

Budget and Finance

- Charles Schroeder and Clayton Loiselle stated that they only received an email copy of the financial statement and had not received the hard copy from AAM and Merrill Lynch and wanted to postpone the Friday meeting. It was decided to move the meeting to January 30th to allow time to receive the hard copy.
- The committee plans to meet with the community manager on February 6th to facilitate a first review of the 2009/2010 budget prior to the board meeting.
- The committee expressed some concern about the utility rates. They also requested inputs from the Building and Grounds Committee on maintenance contracts.
- Owner equity is negative, \$2K plus. There was discussion concerning moving some items to the reserve budget/plan. Chuck Roach expressed a desire for a reserve update by the February Board meeting but it was decided that a reserve study does not need updating except for the painting and street resurfacing. Chuck is to follow up with Tom McDonald on the street resurfacing project.
- Viola is to prepare a presentation of the budget with a focus on contracts and utilities to see if there are any increases. Viola is to send the spreadsheet to the Finance Committee for their review.
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Modifications

- The Modifications Committee is revising the table of contents for design guidelines.
- One application has been received for membership. Three more vacancies will occur in April.
- Sharon Foxworth is to put the date of the next meeting on the bottom of the welcome letter to the new members of the Modification Committee.

Building and Grounds

- Paul Anetsburger reported a gas problem with one pool heater. Gas and pool representatives responded. (This item is covered with additional comments in the Managers' Report).
- Paul Anetsburger requested a map of the landscaper's work schedule.

Communications

- Keith requested a copy of the approved minutes from the last meeting so that he could email it to the residents.
- The President congratulated Keith and the committee on a job well done in providing information to the community.

Social Committee

- No report

Community Manager

- Viola reviewed the manager's report (attached)
- There was discussion in replacing a pool heater and adding anti-vortex drain covers.
- The accident in the fitness center is still being reviewed.

Old Business

- Chuck Roach advised that PHG, the View Fence Project Consultant, had provided a timeline for the project.
- There was some discussion that the crack sealing maybe in jeopardy. The cracks seem to be getting wider.
- The pool pumps will need to be upgraded in the near future to comply with Federal standards regarding dual drains.
- Bids will be awarded March 6th for the View fence painting. Statement of order will be in the next board packet

New Business

- Bruce Martin advised that four board members would be elected in April and that a 60 day advance letter announcing the annual meeting in April be prepared.

Adjournment

- There being no further business, the meeting was adjourned at 7:52 p.m.

The next regular Board meeting is scheduled for February 26, 2009, at 7:00 p.m.

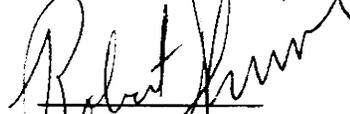
Respectfully submitted,



Sharon Feaworth

Recording Secretary

Approved by,



Robert Shriver

Board Secretary

Attachment: Manager's Report

BELLASERA COMMUNITY ASSOCIATION

www.AZBellasera.org

Management Report

VIOLA LANAM

Community Manager
vlanam@aamaz.com

SHARON FOXWORTH

Administrative Assistant
sfoxworth@aamaz.com

AAM, LLC

Bellasera Office: 480.488.0400 Bellasera Fax: 480.488.2103

Board of Directors – Regular Session

Thursday, January 22, 2009

FINANCIALS:

December 2008 Financials are attached. As of 12/31 there was **\$16,753** in the Operating checking account, **\$190** in the Onsite checking account and **\$54,576** in the Operating Savings/Merrill Lynch account, totaling **\$71,520** in total working capital. A **Reserve Savings** balance of **\$800,604** is **63.95%** of the projected **\$1,251,998** Reserve Study goal for end of FYE 2008. The community was approximately **\$13,158 over** budget in operating expenses for December, and was **\$21,389 over** budget for FYTD.

MAJOR ITEMS COMPLETED SINCE LAST MEETING:

- Reviewed December financials.
- Street resurfacing punch list items have been completed. I asked Tom McDonald to check an area near 78th Place and Balao that appears to be a warranty issue.
- The fence re-painting is completed except for E15 and another wall that was brought to my attention at D56.
- The water leak from the outside shower has been repaired. GB Maintenance is repairing the wall in the storage room.
- It has been discovered due to a problem with the water level in the spa, that the main sprinkler/irrigation line is connected to the spa.
- A homeowner reported smelling gas in the pool area. We had the pool service come out and also called SW Gas. No leak was found; however, there is a problem with the pool heater which was causing the gas smell. The heat exchanger is bad and it was gushing out water and kept turning the pilot light off. The Pool Wizard will be providing a proposal on the repair/replacement.
- The Virginia Graeme Baker Act requires all pools and spas to have the anti-vortex drain covers. Yes, we are to code per the State of Arizona. However, it now appears that we might not be in compliance with the Federal act. There seems to be confusion as to which anti-vortex covers are in compliance and which ones are not. The Pool Wizard will be providing a cost to have the items corrected. Also by 2014 we have to have the automatic shut off devices, meaning the pumps will need to be replaced with pumps that comply with this act. I have attached the two e-mails from our vendor on this subject.
- There was an accident in the fitness center and I am working on signage for the center plus some other ideas that I will be discussing with the Board as soon as I have the proper documents ready.
- Community inspections completed (violation report attached).

ITEMS REQUIRING BOARD DISCUSSION OR DECISION

- December 2008 Financials



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