

**BELLASERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
Bellasera Community Clubhouse
7350 E. Ponte Bella Drive, Scottsdale Arizona
October 23, 2008**

MINUTES

Members Present

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

Members Absent

- Dennis Carson, Vice President; Dennis Noone, Treasurer; Bruce Martin, Director

Others Present

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

Call to Order

- Chuck Roach, President, called the meeting to order at 7:04 p.m. He reminded everyone present that it was a formal meeting and to follow the Roberts Rule of Order.

Homeowner Discussion:

- There was much discussion regarding the lock on the dumpster in the parking lot at the Bellasera Clubhouse. Several residents thought that it should not be locked for the convenience of those who were going out of town to dispose of their garbage.
- The Board suggested a housekeeping service or to ask a neighbor to assist when the homeowner is away.
- The President reaffirmed the Board's position to keep the dumpster locked as it was for the Clubhouse use only.

Approval of Minutes

- The Minutes of September 25, 2008, were not reviewed due to the lack of a quorum.

President's Report

- The research on the placement of park benches will be determined shortly.
- We received a proposal from PHG, a project management company, to oversee the fence painting project.

- The tennis courts still show minor stress cracks but it is due to the resurfacing being put over the original foundation which was faulty.

Treasurer's Report

- Absent

Budget and Finance

- Charles Schroeder gave an extensive discussion on last month's financial review.
- The Budget and Finance Committee reported that the Association's operating funds and our \$764K reserve funds are in secure accounts and CDs at Merrill Lynch.
- The Committee will request that \$180K be put in additional CDs. Balances in the fluctuating operating accounts are kept within FDIC limits.

Modifications

- There was one new application submitted for a Solar Water Heater. The Modification Committee requested a written report from their engineer for the exact roof location of the solar panel and the ability of the roof to support the panel. Request denied until further paper work is completed.
- The Modification Committee began working on updating the Design Guidelines Table of Contents. This will require several meetings to complete.
- The Modification Committee added an addendum to Flag Poles amended page 24, 9-25-2002.

FLAG POLES:

1. Flagpoles for the purpose of flying the American flag only are allowed in rear or side yards, but not in front yards. Homeowners are advised to use brackets mounted on the house or garage to display flags in the front of homes. Only one freestanding flagpole per lot is permitted.
2. The height of a flag pole can be no greater than the distance between the point of placement of the pole in the yard and the closest point of either of the following: any common area or any neighbor's property line. In no case can the height of a flag pole exceed 16 feet. Flagpoles must be round, tapered, and meet the Bellasera rust color standard for signage. The diameter of the flagpole shall be proportionate to its height. No unusual shapes or colors are permitted.
3. The American flag may be displayed as a cloth flag on a flagpole/staff or by attaching flat to a wall or flat on the inside or outside of a window, or hanging from eaves or on a garage door so long as the flag is displayed according to the Federal Flag Code. No other type of American "flag" made solely out of lights or paint or other materials is allowed.
4. The American Flag may be displayed from sunrise to sunset and must be taken down each day at sunset. Any flag displayed shall be of appropriate size in relation to the size of the flagpole.

5. The Modifications Committee must approve all plans for flagpoles and location prior to installation according to the procedures outlined in Design Guidelines Section 11.

ADDENDUM TO FLAG POLES

Flag Laws in Arizona September 2006.

- A series of new laws have been enacted in Arizona, reports Howard Fisher, Capital Media Services.
- All those laws enacted during the recent legislative session take effect Thursday, September 21, 2006.
- The measure on military flags expands an existing law that says homeowners associations don't have the authority to ban residents from erecting a pole to fly the stars and stripes. The new law adds military flags to the list of what can't be blocked by homeowner's association's rules. Also included are the state flag, a POW/MIA flag and the flag of any Arizona Indian tribe.

Building and Grounds

Topics Discussed:

- **Pool Umbrellas:** The committee is investigating alternatives to portable umbrellas for the pool area. Bruce Martin has received a bid for steel beam and canvas wrapped fixed umbrellas and Paul has met with a contractor regarding 'sail' type shades. Paul is still awaiting the final bid. Once the committee has all the information it will be presented to the Board for their final review.
- **Landscape Restoration:** The Committee was given approval to do a very high level review of Landscape Restoration needs in the community. This review may be used by the Board to ascertain community support for a more thorough Landscape Restoration Plan. Bruce Martin is working with Paul Anetsberger on this project.
- **Mailbox Stations:** Since the last meeting the mailbox stations have been washed and a number of residents have commented on how GREAT they look. Management has mailbox cleaning scheduled for two times a year. Painting of the mailbox stations is also being scheduled. Directions have also been given to Landscapers to rake rocks and remove trash and leaves from the area.
- **Community Clean Up:** Has been scheduled for November 15th.
- **Holiday Lighting:** The committee will be putting up lights and decorations the week following Thanksgiving.

Communications

- Several content changes to the web site was discussed and will implement the agreed upon changes as time permits.
- Traffic to the web site has remained constant over the past several months.

Activities

- Karen Moore will be stepping down in January as the chairperson and Suzanne Guyan will replace her.
- The Activities Committee requests to change their name to the Social Committee and plans to have events that will interest residents that have not been involved before.
- A dispenser for the holiday food drive will be placed in the clubhouse.
- A request to purchase patio heaters for outside activities during the winter months was presented to the board.
- Please check the Bellasera Newsletter for upcoming events.

Discussion

- Chuck will present to the Board of Directors Study Session next month the suggestion of purchasing patio heaters

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:

- **Reviewed September financials:**
September 2008 Financials are attached. As of **09/30/08** there was **\$21,718** in the Operating checking account, **\$849** in the Onsite checking account and **\$84,069** in the Operating Savings/Merrill Lynch account, totaling **\$106,636** in total working capital. A **Reserve Savings** balance of **\$764,429** is **61.05%** of the projected **\$1,251,998** Reserve Study goal for end of FYE 2008. The community was approximately **\$7,514 over** budget in operating expenses for September, and was **\$5,368 over** budget for FYTD.

MAJOR ITEMS COMPLETED SINCE LAST MEETING:

- Street resurfacing in progress; October 29th is the last day of the resurfacing
- General Acrylic has completed resurfacing of the tennis courts
- Cleaning of mailboxes completed
- Fluoresco Lighting has again repaired the monument lighting on the north side of the entrance
- Wall controls were installed for fans in the fitness center and the activity room (the remote can no longer walk off)
- Requested ABC Waterworks to do the annual testing and maintenance report on the backflow prevention assemblies as requested by the City of Scottsdale
- We are still attempting to replace the missing sign at 76th Street and Pasero
- Four Peaks has over-seeded the green belt
- Four Peaks will plant the annual flowers next week
- Proposal requested for signs for the pool area regarding closing of the umbrellas
- Sign ordered for trash enclosure
- Chuck and I met with the inspector from the Arizona Registrar of Contractors on September 30th. Custom Estates Painting did not show for the meeting. The ruling was in favor of the Association (letter attached).
- Proposal received from GB Contracting to repair the stucco at the mailboxes and repaint for \$3,750.
- J&K Postal was contacted to repair the lock on one of the large package delivery boxes for the mailbox on Visao; however, since it has not been fixed and they are no longer returning our calls we have contacted Express Mail Box Lock and Key Repair

- Community inspections completed (violation report attached)

Old Business

- None

New Business

- None.

Adjournment

- There being no further business, the meeting was adjourned at 8:10 p.m.

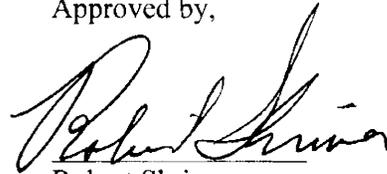
The next regular Board meeting is scheduled for November 27, 2008, at 7:00 p.m. but will be moved to another date due to the Thanksgiving Holiday.

Respectfully submitted,

Approved by,



Sharon Foxworth
Recording Secretary



Robert Shriver
Board Secretary