

**BELLASERA COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Bellasera Community Clubhouse  
7350 E. Ponte Bella Dr.  
Scottsdale, Arizona  
October 25, 2007 7:00 p.m.**

- Members Present:** Chuck Roach, President  
Dennis Carson, Vice President  
Dennis Noone, Treasurer  
David Redman, Director
- Members Absent:** Bob Shriver, Secretary  
Shawn Meyer, Director
- Others Present:** Marshall Chess, Community Manager, AAM  
Earlene Morgan, Administrative Assistant and Recording Secretary, AAM
- Call to Order:** Chuck Roach called the meeting to order at 7:06 p.m.
- Member Questions:** Chuck Roach asked the homeowners in attendance not to speak unless the chair recognizes them. He also asked that any comments or questions are addressed directly to the chair as well.
- Approval of Minutes:** Dennis Noone moved to approve the June 28, 2007 Regular Board Meeting Minutes and David Redman seconded. Motion carried unanimously.
- Dennis Noone moved to approve the August 38, 2007 minutes as presented. Motion carried unanimously.
- Homeowner Questions:** Chuck Roach asked if there were any questions or comments. Mr. Lamb, a resident, asked the board to reconsider the terms of the unanimous consent agreement and hold an election at the next board meeting. Chuck Roach explained the Board's appointments and the term to be for two years. Any further correspondence regarding the matter should be directed to the Association's attorney.
- President Report:** Chuck Roach discussed the reserve budget and the fiscal projects. Bids have been opened for the road study, the tennis courts, and replacement of the treadmills in the fitness center. The president reported that work is on going for the aftermath of the July storm with identification of areas for further repairs including the hiking trails. The areas most visible to residents have been or are nearly completed.
- Treasurer's Report:** Dennis Noone gave the treasurer's report pointing out that the reserve balance has improved and there has been no significant variance to the budget. He noted that tax payments for the year are being reviewed.
- Budget and Finance** Clayton Loiselle discussed the Association's financials. He asked for direction on options as they pertained to an alternative banking relationship with other banks. He discussed arranging a meeting with FNB Bank. Clayton informed the Board that the B & F Committee is preparing a formal presentation and asked to present it at the November Board Study Session. Approved minutes from the Budget & Finance Committee were also included in the Board Packets.

**Building & Grounds:** Trish Dixon announced that the B & G Committee will start next month presenting reports to the Board. The committee has started with a list of observations as discussed with Chuck.

**Communications:** Keith Christian reported that the CC&R's need 26 more votes to be ratified. He stated that the committee will be sending a letter to residents who have not responded and will include an enclosure noting changes and a stamped return envelope.

**Manager's Report** Marshall Chess discussed several budget items on the balance sheet. He reported that since the last meeting Pool Wizard took over the contract as the pool maintenance company.

David Redman asked about the progress on the bids for the storm damage. Marshall explained that he has discussed in more detail the storm damage and will be entertaining the final bids within the next few weeks. These will be presented to the board for discussion.

**Old Business:** Chuck Roach informed the meeting that the Board has the power to recommend to the Modifications Committee any design guidelines and in doing so moved to approve The Proposed Amendment to the Design Guidelines, Article III B. Trash and Recycling Containers as read and attached to these minutes. David Redman seconded sending the proposed changes to the Modifications Committee for approval. Motion was unanimously carried.

**New Business:** Dennis Noone moved to appoint David Redman and Dennis Carson to vacant positions on the Board. Motion carried.

Chuck Roach announced the resignation of two committee members; Judy Zeiger, Communications Committee, effective September 30, 2007 and Roy Kurtz, Modifications Committee, effective December 12, 2007. Dennis Noone made a motion to accept the resignations. It was a unanimous vote and was approved. Chuck Roach noted for the record their service to the community and their neighbors and thanked them for their hard work and dedication.

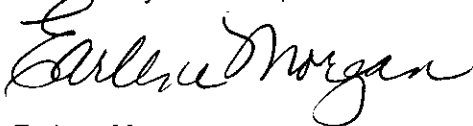
Chuck presented the appointments for Committee Members and Chairs for the Fiscal Year 2007 to 2008. Dennis Noone moved to approve the appointments. All in favor, appointments approved. Those Committees and Chairs are attached and made part of these minutes.

Chuck Roach presented the Building and Grounds Charter. Dennis Carson moved to adopt the proposed Building and Grounds Resolution of the By-Laws of the Bellasera Community Association. All in favor. Resolution adopted.

**Adjournment:** There being no further business the meeting was adjourned at 7:55PM.

The next regular Board meeting is scheduled for Thursday, November 29, 2007 at 7:00PM.

Respectfully submitted,



Earlene Morgan  
Recording Secretary