

**BELLASERA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Bellasera Community Clubhouse
October 26, 2006
7:00 p.m.**

- Members Present:** Chuck Roach, President
Dennis Noone, Treasurer
Bob Shriver, Secretary
Bruce Martin, Director
- Members Absent:** Shawn Meyer, Vice President
- Others Present:** Patti Smith, Community Manager, AAM
Sheila Ricci, Recording Secretary, AAM
- Call to Order:** Chuck Roach called the meeting to order at 7:01 p.m.
- Q & A:** Chuck Roach asked if there were any questions or comments from property owners. Anna Ingram asked for the latest information on a dog area. A lengthy discussion ensued on that subject. Chuck Roach stated that the issue had been studied by the Board and nothing was planned for the construction of a dog area. After an explanation by treasurer, Dennis Noone, of the high cost of fencing to meet code, Chuck Roach indicated that he would not propose such a project to the Board. It was suggested that interested parties in the community may want to come forward with a plan that was solely funded by them for the dog fence. Ms Ingram next asked about the proposed installation of 14 trash receptacles around the community. Bruce Martin explained the Building & Grounds Committee and the Community Manager had conducted extensive research on the proposal, and based on their findings, installation of trash receptacles was not recommended due to a lack of real need, cost of installation and trash collection.
- Approval of Minutes:** Chuck Roach moved to approve the September 28, 2006 Regular Board Meeting Minutes. Motion carried unanimously.
- President Report:** Chuck Roach referred to the continuing problem of water leaks on the clubhouse roof. He indicated that the work done by JWC was fully covered by their warranty and will be taken care of. However repairs for leaks done by a clogged drain and AC duct caulking would be at the Association's expense. Chuck Roach suggested that we consider a plan for regular inspection and maintenance on the roof. In this regard he has requested AAM management get bids for this. Chuck Roach explained the delay in getting the men's shower retiled. He said that a meeting had been held with the TPM/tile man, Chuck Roach, Patti Smith, and Sheila Ricci which concluded that the retiling of the shower was unacceptable and would need to be redone. JWC has been requested to provide a bid for this work.
- Treasurer Report:** Dennis Noone reviewed the September financials and reported that he is in contact with AAM on a few coding errors.
- Committee Reports:** The Minutes from the Budget and Finance Committee and the Modifications Committee were included in the Board packets as those were the only ones received by Management for the month.

Bruce Martin of Building & Grounds reported that they have reached out to several interested parties for the Committee however, there has been no follow through with applications.

Management Report: Patti Smith referred the Board to the line item list included in the Board packets and asked if there were any questions. Smith also mentioned that she is in the process of interviewing handyman companies to replace TPM.

Old Business: Patti Smith reported that Four Peaks Landscaping apprised her that they would need several months to clear out overgrowth on the fences and stucco before the community fence painting work could commence. Due to this prolonged clearance, the Board asked Smith to ensure with all three paint companies that their bid price would not be altered if work was not begun until April or May 2007.

Dennis Noone moved to approve the '06-'07 capital budget as presented and revised by the BCA Treasurer. Motion passed unanimously.

New Business: Chuck Roach discussed two auditors, RAD CPA and Butler & Jones, P.C. Bruce Martin moved to approve Butler & Jones with fees not to exceed \$3,750 without re-negotiation. Motion passed unanimously.

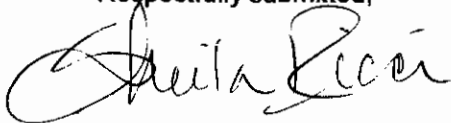
Bruce Martin moved to revoke the 2005 Reserve Fund Policy and Appendix A to the Reserve Fund Policy, and to reinstate the previous 2000 Reserve Fund Policy. Motion passed 3-1 with Bruce Martin voting nay.

Bruce Martin moved that the Level II reserve study bid by Association Reserves at a cost of \$2,730 be accepted. Motion passed unanimously.

As there was no further business to discuss, the meeting adjourned at 9:05 p.m.

The next Board Study Session is scheduled for Tuesday, November 14, 2006 at 7:00 p.m. and regular Board meeting is scheduled for Thursday, November 30, 2006 at 7:00 p.m.

Respectfully submitted,



Sheila Ricci
Recording Secretary

Approved by:



Bob Shriver
Board Secretary