

**BELLASERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
Bellasera Community Clubhouse, Scottsdale, Arizona
November 30, 2006 7:00 p.m.**

- Members Present:** Chuck Roach, President
Dennis Noone, Treasurer
Shawn Meyer, Vice President
Bruce Martin, Director
- Members Absent:** Bob Shriver, Secretary
- Others Present:** Patti Smith, Community Manager, AAM
Michelle Dennis, Recording Secretary, AAM
- Call to Order:** Chuck Roach called the meeting to order at 7:04 p.m.
- Meeting Protocol:** 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.
- Member Questions:** Chuck Roach asked if there were any questions or comments. A homeowner representing a 501C non-profit organization stated that they were in need of a place to hold their board meetings. He is aware of the \$125 rental fee, but stated that the organization cannot afford to pay that amount. The homeowner would like to obtain the room rental free of charge in exchange for leaving the room in the same condition it was found. They would meet about 8-9 times per year at 6:00pm. The Board stated that they will review his proposal and get back to him.
- Approval of Minutes:** Bruce Martin moved to approve the October 26, 2006 Regular Board Meeting Minutes. Motion carried unanimously.
- President Report:** Chuck Roach stated that the roof drain repair has been approved. The shower work was supposed to start on Monday, December 4th, but the tile is not correct. The president has also approved the construction of the shade over the spa with materials cost around \$900. Chuck also reported that the holiday lights are up at the entrances.
- Treasurer Report:** Dennis Noone reviewed the October financials.
- Budget and Finance Report:** Clayton stated that the budget and finance committee was not planning to speak to the group at this meeting.
- Management Report:** Patti Smith asked the board if there were any questions regarding the 17 line items on the management report. Patti thanked Shawn for the new handyman recommendation.
- Unfinished Business:** Chuck Roach introduced the Governance committee and recognized their hard work regarding the potential revisions to the Bylaws and CC&Rs. At the study session the board requested to look at the Bylaws and CC&Rs and make a recommendation whether to go through with the revisions. There was discussion between the Governance committee and the Board of Directors regarding the issue. Chuck Roach moved to approve moving forward with the Bylaw revisions. Motion carried unanimously. Chuck Roach moved to approve not moving forward with the CC&R revisions. Motion failed 3-0. After further discussion, Bruce Martin moved to move forward with a vote of the community to approve the CC&R revisions. Motion carried unanimously.

As there was no further business to discuss, the meeting adjourned at 8:36 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'MD' inside a circle.

Michelle Dennis
Recording Secretary

Approved by:

A handwritten signature in black ink that reads 'Bob Shriver'.

Bob Shriver
Board Secretary