

**BELLASERA HOMEOWNERS ASSOCIATION
SPECIAL BOARD OF DIRECTORS MEETING
Bellasera Community Clubhouse
December 12, 2005
6:30 p.m.**

Members Present: Carol Sotnick, President
Thomas Crawford Love, Jr., Vice President
Bruce Martin, Secretary
Michael Simpson, Treasurer
Paul Broad, Director

Others Present: Patti Smith, Community Manager, AAM
Sheila Nazareth, Recording Secretary, AAM

Call to Order: Carol Sotnick called the meeting to order at 6:33 p.m.
Crawford Love announced his resignation as Vice President from the Board of Directors effective the close of the December 12, 2005 Special Meeting. He added he will continue to assist in any way possible for a smooth transition with the Pederson project. The Board accepted Love's resignation.

President's Report Carol Sotnick asked if any homeowners had questions. With there being no questions, Sotnick asked Bruce Martin to present the Board's decision on the pack rat issue and NAOS area. Bruce Martin presented the denial letter drafted to the Messinger's on behalf of their request to have the Association remove the pack rat nest from the NAOS area in proximity to their property. Bruce Martin moved to deny the request for pack rat removal from the NAOS area. Motion passed unanimously. Bruce Martin requested Sheila Nazareth mail a hard copy of the denial letter to the Messingers (see attached).

Old Business: Carol Sotnick reviewed all of the By-Law changes made to articles 2.9, 2.11, 3.6, 3.7, 4.1, 4.3 and 5.2. Carol Sotnick moved to approve changes to 2.9, 2.11, 3.6, 3.7 and 4.3. Motion passed unanimously. Bruce Martin moved to approve amendments to 4.1 and 5.2. Motion passed unanimously. [see Appendix A for specific changes]

Crawford Love discussed the Pederson development/project updates. Pederson has visited the most impacted homeowners and has taken photos of each lot landscaping as to superimpose the building onto the photos with digital technology. This will allow the homeowners to adjust their landscape plans accordingly. A draft of temporary construction easement submitted to the President has been passed on to the attorney for approval. And, a landscape architect has apprised Pederson of the water usage for trees being planted.

Carol Sotnick expressed a concern about Crawford Love leaving as the Chair of the Pederson project. Love explained he is fully committed to assisting with the transition but is conflicted with his leadership role in the project. Sotnick asked the Board if the project should continue with the Modifications Committee. Discussion ensued among the Board members. Paul Broad refused the assignment to the Modifications Committee.

Carol Sotnick moved to remove the Modifications Committee involvement for the Pederson project. Motion passed with a vote of three (Sotnick, Broad, and Simpson) and two abstaining (Love and Martin).

Carol Sotnick called for a 5 minute recess. The Board reconvened at 7:45pm.

Mike Simpson discussed his feelings about the clubhouse appearance. Mike

Simpson moved that on December 20th at 10:30am, the Building and Grounds Board Member accompanied by another Board Member and AAM will perform a walk-thru survey of the clubhouse, guardhouse, pool area, and selected road areas. At the completion of the survey, the Community Manager shall compile a list of items that require adjustment, repair, replacement, or removal. Carol Sotnick asked the homeowners for any commentary. Motion passed unanimously.

Mike Simpson asked Patti Smith for an updated status of the clubhouse bids. Smith said the reserve funds allocated were lower than the bids that she has been receiving. Patti suggested Kino Fashion Floors and Dateline as a quality product. Mike Simpson asked the Board if they wanted to hire a decorator. All four other members agreed it was unnecessary and an ad-hoc committee for these projects is unnecessary.

Mike Simpson moved to authorize the Community Manager to select a vendor and move forward with repainting of the clubhouse as not to exceed \$15,000 from the reserve funds. Motion passed unanimously.

Carol Sotnick moved to approve Mike Simpson's resolution to authorize the Community Manager to select a vendor and move forward with clubhouse carpet installation not to exceed \$9,000 from the reserve funds. Motion passed unanimously.

The Board discussed the former resolution presented at the 11/28/05 meeting by the Building & Grounds Committee on the clubhouse dumpster. The Board opened the discussion to the homeowners. Paul Anetsberger said that it is not the community's responsibility to dispose of a resident's garbage; it is an individualized homeowner responsibility. Carol Sotnick called for the former resolution presented by Building & Grounds. Motion failed with 4 votes of no (Sotnick, Broad, Love, and Simpson) and 1 vote of yes (Martin). Mike Simpson moved to unlock the dumpster and allow resident usage. Motion passed with a split vote of 3 votes for yes (Broad, Love, and Simpson) and 2 votes for no (Sotnick and Martin).

New Business:

Patti Smith presented four bids on the maintenance of the clubhouse pool. Carol Sotnick moved to approve Arrowhead Chlorination. Motion passed unanimously.

Patti Smith presented a bid for \$1321.75 by Arrowhead Chlorination to remove the old pool pump at #1 placement and install a new pump. Sotnick moved to accept the bid. Motion passed unanimously.

Bruce Martin proposed up to \$1,200 be allocated to Arrowhead Chlorination for replacement of C kits of the four impellers to be paid out of the operating expense. Sotnick moved to accept the proposal. Motion passed unanimously.

Mike Simpson updated the Board on the timeline and upcoming schedule for the reserve fund account.

There being no further business to come before the meeting, the meeting adjourned at 8:40 p.m.

The next board meeting is scheduled for Monday, January 30, 2006 at 6:30p.m.

Respectfully submitted,

Sheila Nazareth
Recording Secretary

Appendix A

(see document in Manager's Office for full By Law changes)