

**BELLASERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
Bellasera Community Clubhouse
7350 E. Ponte Bella Drive, Scottsdale Arizona
December 18, 2008**

MINUTES

Members Present

- Chuck Roach, President; Bob Shriver, Secretary; Bruce Martin, Director; Dennis Noone, Treasurer; Dennis Carson, Vice President

Members Absent

- Hope Kirsch, Director

Others Present

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

Call to Order

- Chuck Roach, President, called the meeting to order at 7:00 p.m. He reminded everyone present that it was a formal meeting and to follow the Roberts Rule of Order.

Approval of Minutes

- Dennis Carson moved that the minutes from the meetings that were held on October 23, 2008 and September 25, 2008 be approved. Motion carried and the minutes were approved.

President's Report

- No report

Treasurer's Report

- No Report

Budget and Finance

- Charles Schroeder gave highlights from the November meeting.
- The Budget and Finance Committee reported that the Association's operating funds and our \$804K reserve funds are in secure accounts and CDs at Merrill Lynch.
- A draft template of the budget was sent out to have the board review and itemize expenses. Viola will initiate meeting with the Budget and Finance committee to discuss.
- Viola Lanam to give a preliminary budget to the board in February.

Modifications

- The Modification Committee unanimously approved to remove the \$30.00 fee, letter b., from the Bellasera Modification Application form.

New Business:

- Sharon Foxworth is to remove the \$30.00 fee from the application form.
- Several members will resign from the Modifications Committee in January. Information will be put in the January Newsletter to recruit new members.

Building and Grounds

Topics Discussed:

- The holiday lights are blowing fuses as is the microwave in the guard house. Fuses will be purchased to replace the faulty plugs.

Communications

- No Report

Activities Committee

Old Business (November)

- Luncheon at Tonto's attended by 12 guests.

- Record attendance at the Italian night dinner, 64 guests. All enjoyed the festive lights, dinner and the sing a long. Only drawback heard was ending too early (9 p.m.)
- Food provided by Bashas', as always, the food was very good.

New Business (December)

- New Year's Day Brunch is scheduled at 11 a.m. Seasons Catering has been hired and is in contact with Karen. Committee to set up on 12/31 around 10 a.m. Members are bringing extra tables and chairs as anticipate close to 100 attending.
- Adopt a Family – Marci Sheer has only received a few gifts, likely driven by newsletter just received in the mail last Saturday. Suzanne Guyan provided bulletin board flyer and community email reminder that will hopefully yield plenty of gifts.
- Viola approved security guard gate to accept gift cards on behalf of committee if residents prefer.
- Sunday, Dec 21st 2 – 4 p.m. committee sponsoring gift-wrap get together with hot cocoa, tea, cookies.
- Bunko – 12 players for December 10th. No costs due to \$5 player fee.
- Monthly Dinner/Luncheon – Due to busy holiday schedules, none planned.

Upcoming Business

- Jan 13 Bunko
- Jan 22 Luncheon – Kona Grill at new City North location
- Feb 1 – 4 p.m. New event, potentially recurring – **Souper Sunday**
Residents will prepare homemade soup with prize for best soup and winning recipe to be included in following Bellasera Newsletter.
- Feb 21 - 70's Theme social dinner/dance. Rather than Bashas' cater to avoid budget overage, will have sign up sheet created with specific food items listed for residents to sign up to provided.

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:
- She reviewed October and November financials.
- Also reviewed were the actions completed since the last meeting.
- Community inspections completed (violation report attached).

Discussion

- Bob Shriver asked who the pool maintenance supplier was and also what were the results of the air conditioner maintenance. Viola advised that the pool maintenance vendor is Pool Wizard and the air conditioner maintenance company, Precise Mechanical, advised that the air conditioners are in good working order.
- The floor was opened for discussion but there were no further questions.

Old Business

- View fence painting. The chair made a motion to accept PHG Asset Contract Management to conduct the view fence painting. Dennis Noone seconded the motion. Motion carried.
- There was discussion to allow residents to use dumpster. It is still pending as to what would be the best way to handle the situation. Chair will advise.

New Business

- The chair made a motion to rename the Activities Committee to the Social Committee. Bob Shriver seconded the motion to change the name and the motion carried.

Adjournment

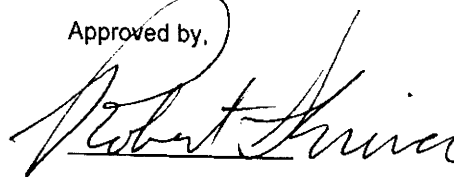
- There being no further business, the meeting was adjourned at 7:50 p.m.

The next regular Board meeting is scheduled for January 22, 2009, at 7:00 p.m.

Respectfully submitted,

Sharon Squared
Sharon Fearworth
Recording Secretary

Approved by,

A handwritten signature in cursive script, appearing to read "Robert Shriver". The signature is written in black ink and is positioned above the printed name and title.

Robert Shriver
Board Secretary