

**BELLASERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
Bellasera Community Clubhouse
7350 E Ponte Bella Drive, Scottsdale, Arizona
January 24, 2008**

MINUTES

Members Present: Chuck Roach, President; Dennis Carson, Vice President; Bob Shriver, Secretary; Dennis Noone, Treasurer; David Redman, Director

Members Absent: Bruce Martin, Director; Shawn Meyer, Director

Others Present: Marshall Chess, Community Manager, AAM
Earlene Morgan, Administrative Assistant and Recording Secretary, AAM

Call to Order: Chuck Roach, President called the meeting to order at 7:04 p.m.

Homeowner Questions: There were no questions from the 10 homeowners present.

Approval of Minutes: David Redman moved to approve the minutes of the December 27, 2007 Regular Board Meeting. They were so approved.

President Report: Chuck Roach reported on the rehabbing of the washes and trail and the road maintenance project.

He also followed-up on the access easement to property from Lone Mountain Road reporting that he had been in contact with the Pulte Home's attorney who indicated the easement would be assigned to Bellasera Association.

The President reported on the white chalking on the faux stone and walls around the pool and the community. It was suggested that it be removed with power washing possibly by the landscapers.

Treasurer's Report: Dennis Noone, Treasurer, reported there were no charges to the reserve account. It was also clarified that the classification of repairs in the washes will be charged to the reserve account.

Potential expenses were reported.

Budget and Finance: Charles Schroder stated that the Budge & Finance Committee did not have a meeting since the last Board Meeting in December.

The financials reflected the transfer of funds to the reserve account. The Operating balances were below the FDIC amount.

Telephone costs rose by 17% the past 6 mos. Trish Dixon asked for clarification regarding the telephone account. Earlene Morgan explained the possibility that the addition of long distance to the guard gate for the security officer's use to contact residents while they are out of town could be contributed to the increase. There are also residents who continue to use their long distance cell phones during their short term stay.

No activity on taxes was reported.

There was a brief discussion on the maturity of CD's that will be occurring and the fluctuation of interest on those accounts.

Building & Grounds: Trish Dixon reported on caution signs to be installed along the trails at Scottsdale Rd and Lone Mountain Rd. They will be put by the washes urging caution as the washes may be soft and loose sand. The cones have been removed.

There was a brief discussion about the liability of putting up signs and other safety issues on the trails. Further issues of the entrances to the trails regarding grading, hand rails, safety and maintenance are being researched by the Building & Grounds Committee.

The Building & Grounds Committee is monitoring the lighting areas of the community. The Committee will be bringing to the Board issues about electrical repairs after their investigation of the community lighting is concluded.

The wash connectors within the community are being checked and that report will be presented to the Board when complete.

A future topic that will be discussed by the Building & Grounds Committee is the walls with holes and cracks.

Communications: Bob Shriver discussed the copy of the approved CC&R's and the Design Guidelines cover letter. The letter should contain the word "package" rather than "mailings" in the cover letter.

The discussion confirmed that the first round of distribution to residents will be made by management from the office. Residents to sign for their copy.

A resident in attendance suggested the mailings include a return signature notice. Marshall Chess suggested options of ALL documents could be included and issued on the CD which currently is issued to new residents.

The survey and signed letter was approved for distribution by the Communications Committee as planned.

Activities: Karen Moore reported that the participation numbers are going up on resident events. The New Year's Brunch was very successful and the luncheon was well attended.

Modifications: Jean Grutta, Chairperson, reported that the Committee is researching the following:

- 1.) Standards for the community gates and stairs
- 2.) Standards for lights
- 3.) Solar panel use
- 4.) Maintenance of the gates

The President commented that there are no standards for the gates and as previously discussed the Modifications Committee is charged with approval of those standards after the research project is completed.

Manager's Report Marshall Chess reported that he will be meeting with PMIS on January 25th. Chuck has also been in contact with the asphalt consultant.

There was a long discussion to clarify what the scope and cost of the asphalt consultant's review of the community streets and the amount of monitoring provided. Paul Anetsberger questioned the asphalt survey being done and the relevance of the previous study done a year ago. It is anticipated that this will be an update to that survey.

Marshall reported on his meeting with the owner of Four Peaks Landscaping regarding the account going forward, the replacement supervisor and their billing statement procedures.

A meeting between Marshall and Community Association Bank revealed that the accounts could be monitored by an authorized officer. However, it would be preview only without the ability to make transactions or transfers.

The President requested that Marshall develop a timeline for the preparation of the year end budget. A preliminary budget and homeowner's assessment developed to be available at the Annual Meeting in April.

The Community Clubhouse Office will be closed 1/31/08 & 2/1/08. The Community Manager and the Assistant will be unavailable. In case of emergencies, Tracie McGuffie or other staff managers will be available at the AAM Corporate Office.

The invoice from Four Peaks to repair the erosion and trail repair along Lone Mountain Road, Scottsdale Road and bridge areas within Bellasera was reviewed. David Redman made the motion to approve the invoice for \$6,506.90. All members present approved.

The signage directed to Bellasera will soon be placed at the entrance to the community at the turn lane.

Old Business: Street crack sealing and trail repairs were discussed at length under committee reports.

David Redman presented his report on the review, survey and replacement of the fitness equipment. The equipment researched was Precor and LifeFitness. There was a concern about the validity of the comparison study. A discussion followed.

Dennis Noone made the motion to purchase 4 treadmills and 2 elliptical machines for \$34,550.75 as proposed by LifeFitness Advanced Exercise Equipment. David Redman seconded and the motion was unanimously passed.

The President noted that the Board was not prepared to motion on the violation and fine policy at this time.

New Business: The Board elections time line was discussed and reviewed. Several dates in April were proposed. The Annual Meeting date is yet to be determined.

Adjournment: There being no further business, the meeting was adjourned at 8:36 PM.

The next regular Board meeting is scheduled for Thursday, February 28, 2008 at 7:00PM.

Respectfully submitted,



Earlene Morgan
Recording Secretary