

BELLASERA COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING

Bellasera Clubhouse, 7350 East Ponte Bella, Scottsdale, Arizona

February 22, 2007

- In Attendance:** President Chuck Roach; Treasurer Dennis Noone; Secretary Bob Shriver; Director Bruce Martin, Roy Kurtz, Clayton Loiselle, Carleton Rooks and Keith Christian. Unable to attend was Vice President Shawn Meyer. Representing AAM were Community Manager Marshall Chess and Administrative Assistant Terry Schuman as Recording Secretary.
- Call to Order:** Chuck Roach called the meeting to order at 7:09 p.m.
- Homeowner Input:** Roy Kurtz commented that homes were being advertised for rent on a weekly basis on the internet (VRBO/Vacation Rentals By Owner) Bob Shriver and Marshall Chess, the community manager said they were aware of this practice as well. Chuck Roach said he was unaware of it happening but that violations would be sent out if they continued to offer their homes for rent for less than a 30 day minimum period. Roy Kurtz also mentioned the trailer parked in a homeowner's driveway on Visao. Terry Schuman advised that a violation notice had been sent.
- Approval of Minutes:** Bob Shriver moved to approve the January 25, 2007 Regular Board Meeting Minutes as presented. All in favor, motion passed unanimously.
- President Report:** Chuck Roach stated that the Reserve Study will be late approximately by 2 weeks. He said he had discovered that the fire alarm does not go anywhere so if the sprinkler system were to go off it would flood the areas where the system is and the fire department would not be notified. He stated we are in the process of getting a proposal to have the fire alarm system hooked up to the guard shack. The second round of inspections for home painting has been completed. More than half of the original amount of homes deemed as needing painting have been painted. Eighty need to be painted and Chris from Blackbird Painting has 20 of those scheduled so there are approximately 50-60 homes remaining on the list to be painted. He said that focus will be on regular community inspections including cars parked overnight on the streets, lighting, trash cans and some maintenance issues. He said because of the frost, delays in pruning until the end of March would be allowed.
- Budget and Finance:** Dennis Noone, Treasurer, provided a lengthy explanation of the Budget and Finance Committee's deliberations on the community's budget, financial operations, cash and reserves management and the handling of investments at Merrill Lynch. Regarding the latter, Merrill Lynch has assigned a senior manager to help maximize returns on our monies. Clayton Loiselle of the Budget and Finance participated in the discussion with Dennis Noone and also provided information on a line of credit potential. He also provided information on a number of Association check books and their use and management.

Communications: Keith Christian said that he had new updated electronic version of the Bellasera Directory that was online and was encrypted password protected. The new directory would publish in August.

Management: Marshall Chess stated that the doors were now working again in the Clubhouse after the batteries shorted out. He said they had never been serviced since installation. He spoke of the fire equipment inspection and is working on an annual maintenance agreement. He itemized small maintenance issues.. He advised that the dog problem still existing and had photos to show that indeed homeowner's were continuing to let their dogs off their leashes in the Clubhouse Park. Bruce Martin requested it be noted that he objected to pictures being taken of homeowners in violation of the CC & R's. He discussed the Annual Meeting, nomination forms and ballots.

**Old Business:
Bylaws/CC&R's:** Chuck Roach said that a hard copy of the revisions is required to be mailed to every homeowner. Bruce Martin agreed to call attorney and Bob Shriver and he will meet with the attorney to finish up finalization of CC & R's and by-laws. It was moved that the Communications Committee be authorized to publish, distribute and tally the results of the proposed revisions to the By-Laws and CC&Rs. Keith Christian of the Communications Committee discussed his committee's task of distributing the revised documents and consent/ballots to property owners and will investigate the possibility of using electronic means in the process. The motion passed unanimously. Bruce Martin moved that they accept the resignation of the Governance Committee. Chuck Roach seconded that motion. It was a unanimous decision and was approved. It was resolved that a thank you be placed in the newsletter thanking the Governance Committee for their hard work on the CC & R's and By-law revisions. The Board Secretary was directed to send the Chair of the Governance an email thanking the committee for their long term efforts in this project.

Painting Contractor

For Community Walls: Marshall Chess recommended awarding Custom Estates the painting bid. Chuck Roach moved that Custom Estates be awarded the contract. Discussion on the motion referred to the necessity for explicit specifications to assure quality of materials, coverage and workmanship. Chuck Roach said that he would work with Chuck Roach on this. The motion passed unanimously.

New Business:

Chuck Roach moved that Jean Grutta be approved as a member of the Modifications Committee. Bob Shriver seconded the motion. It was unanimously approved.

2007/2008 Operating Budget: Clayton Loiselle discussed contract items versus repair line items. The \$2000.00 operating or reserve account limit was discussed. Chuck stated he wanted better cost management and asked if they were ready to approve this budget. Dennis Noone said he wanted to delay approval until a few things were confirmed as far as line item placement.

With no further business to discuss, Chuck Roach adjourned the meeting at 9:25PM

Respectfully submitted,

Approved by:

Terry Schuman
Recording Secretary

Bob Shriver
Secretary