

# BELLASERA COMMUNITY ASSOCIATION

[www.AZBellasera.org](http://www.AZBellasera.org)

## 2012 ANNUAL MEETING

Bellasera Clubhouse, 7350 East Ponte Bella Drive, Scottsdale, Arizona  
Sunday, April 22, 2012, at 2:00 p.m.

### MINUTES

#### **I. Call to Order, Quorum Confirmation.**

Meeting was called to order at 2:00 p.m. by Gregg Dittoe, President. Quorum was confirmed by combined mail-in ballots and in-person attendance.

**Board members present:** Gregg Dittoe, Bruce Martin, Dennis Soeffner, and Ed Szkaradnik. Representing AAM were Viola Lanam, Community Manager and Sharon Foxworth, Administrative Assistant.

#### **II. Introductions.**

Gregg Dittoe introduced the Board, the committee members, the AAM staff and welcomed everyone. He thanked the Board and the management team for their hard work. He reviewed the committees and their members commenting on their accomplishments.

#### **III. Close Voting / Request Homeowner Volunteers / Begin Tabulating the Mail-in and In-Person Ballots.**

Gregg Dittoe called for all ballots to be turned in. Two volunteers were requested to tabulate the ballots while Management observed. Christine Williams and Philip Castrovinci volunteered. The counting commenced.

#### **IV. Approval of 2011 Annual Meeting Minutes.**

Minutes from the 2011 Bellasera Annual Meeting were reviewed. Don Bowman moved to approved as submitted. Motion passed.

#### **V. Financial Review.**

- Treasurer, Ed Szkaradnik, reviewed the year-to-date and month-to-date financial statements that were distributed to the audience.

**VI.** Jason Smith, Attorney with Carpenter Hazelwood, was introduced and spoke about the law suite and gave background information on the 12 acre parcel in question. He directed people to the Bellasera website for more information.

#### **VII. Status of the Community.**

- President, Gregg Dittoe, reported on the status of the past year's community projects.
- The biggest accomplishment was the new readers and transponders.
- The documents and resolutions were updated.
- The reserve funds were reviewed.
- The contract with Four Peaks was re-negotiated in 2011 – 2012.
- The Association purchased new umbrellas and barbells.
- The repair and painting of the stucco walls is being worked on.
- The repair of the tennis courts (#1 & # 2) is slated for the week of May 14th, as well as, the repair of the pool decking.
- Security for the clubhouse will be updated this year.

- Bids are being taken for the repair of the six miles of roads in Bellasera and will be done in the October/November timeframe.
- The new board will be seated shortly with new thoughts and ideas. Please keep your ideas coming in a respectful way.

## **VIII. Questions and Answers**

1. Is there a reseal of the roads this year?

A: Yes, Oct/Nov . . . we are seeking bids right now. Project managed by PMIS. \$73k in Reserve Plan. 6 miles of roads in Bellasera.

2. Have we given any thought to making this a real gated community by closing all the gaps on the perimeter?

A: No. Back in 1996, one of the original conditions Scottsdale officials wrote into the Master Environmental Plan governing St. Andrews - Bellasera was a prohibition on a continuous Perimeter Wall.

3. Why won't you allow questions from the floor? Are you afraid of something?

A: Part 2- a real Zinger! First, I was concerned about TIME – specifically the length of the meeting due to Jason's segment. Second, I wanted to encourage as many advance questions as possible. The previous question about the Perimeter wall is an excellent example of advance notice so I could thoroughly research the answer. I've been on the Board for one year. I don't have all the answers, but I always want to try my best to be prepared to handle any question or any situation. So....in response to Mr. or Mrs. Zinger...NO – I'm not afraid. If time permits I will take questions at the end of this session.

4. Does BCA in fact allow or condone typical activities of a "dog park" in the area "park" adjacent to the clubhouse"?

A: Bellasera does not have a Dog Park and our common area should not be identified as such. Our CCR's do not expressly permit dogs to roam off leash.

5. What distinguishes the known and regular dog activities in our BCA park from dog park activities that are authorized typically?

And.....

6. Do the BCA CC&Rs allow for an authorization of a dog park?

A: Both questions require a legal interpretation. I will take it up with the new Board, and if the Board determines that an answer is warranted, we will refer it to counsel for an opinion.

7. What instructions have been given to our managers and security personnel regarding reporting of CC&R violations to our Board, or to the appropriate Bellasera Committees?

A: If this question refers to Dog violations, previous Boards have advised concerned residents they should call the Maricopa Animal Control or the Scottsdale Police department to report violations. Bellasera Security will advise you to do the same. This Dog issue has extensive history with previous Boards. Regarding other – non/dog violations, AAM is the proper channel to report violations. AAM will verify the accuracy of the reported violation and take the required action to cite the violator.

8. There is concern here that, without effective action by our Board, BCA CC&Rs may be considered to have been waived and extinguished. Perhaps our Building and Grounds Committee might be charged with responsibility, through our security personnel, to report CC&R violations to our Board. Reporting to Scottsdale police has not been effective, evidently.
- A: Our CCR's have a clause - 15.1 that permits future violations to be cited even if previous violators were not cited. Neither B&G nor our Guards are responsible for addressing or correcting violations, especially dog related violations.
9. What is the status of Mistletoe removal in the NAOS trees?
- A: Scottsdale generally will not permit us to remove Mistletoe from NAOS areas.
10. Who decides what trees are to be treated?
- A: However, Four Peaks has agreed to remove Mistletoe from a limited number of trees adjacent to our roads.
11. When will the treatment take place, or has it already been done?
- A: Four Peaks will address this issue as time permits.
12. Many trees are being strangled or have already succumbed to the parasite, and if not given the proper attention, home sites and view corridors will be affected negatively.
- A: Mistletoe is a "virus" that attacks the tree from within, and it expands thru the tree's sap. By the time it is seen on the branches the tree is already diseased. Removing visible Mistletoe is simply a band-aid.
13. What is the status of tennis court three? Will homeowners get to vote on the final decision?
- A: The New Board will establish an ad hoc committee to study options and communicate throughout the process with our residents. This will be a decision driven by our residents, not the Board.
14. Why won't the Board change the time of the Board meetings to evening?
- A: The new Board, like all previous Boards, will decide future meeting times. Also, FYI ...I have reviewed the past 4 years of Board meetings and attendance has not changed when meetings are held at night versus the afternoon.
15. Who is responsible to report dogs off leash?
- A. The homeowner is to call Maricopa Animal Control or the Scottsdale Police.
16. Can we get another elliptical machine?
- A. We have no room for it in the fitness center.

## **IX. Special Thanks**

- Gregg thanked the retiring Board Members for their contributions.

**X. Ballot Results**

The Ballots were counted and the election results were given. The new board members are:


Richard Hoffman  
Craig Johnson  
Joe Pruess

The meeting adjourned at 3:30 p.m.

Respectively Submitted,



Sharon Foxworth, Recording Secretary



Dennis Corbett, Board Secretary