

# BELLASERA COMMUNITY ASSOCIATION

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

## 2013 ANNUAL MEETING

Bellasera Clubhouse, 7350 East Ponte Bella Drive, Scottsdale, Arizona  
Sunday, April 21, 2013, 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, Craig Johnson, Joe Pruess, Richard Hoffman and Dennis Corbett. 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. As there were two open seats and two candidates on the ballot the election was considered complete.

#### **IV. Approval of 2012 Annual Meeting Minutes.**

Minutes from the 2012 Bellasera Annual Meeting were reviewed. Don Bowman moved to approve the minutes as submitted. **Motion unanimously approved.**

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

- Treasurer, Joe Pruess, reviewed the year-to-date and month-to-date financial statements that were distributed to the audience.
- The reserve expenditures, street sealing and the dog park, were funded.
- He advised that the Board had approved a \$10.00 increase in the quarterly assessments.
- The Board is getting an independent study done of the reserve account.

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

- President, Gregg Dittoe, reported on the status of the past year's community projects, including the dog park. He congratulated all that had assisted in the project.
- He mentioned the Safety and Security Committee changed fobs and transponders.
- The roads were resealed.
- The Board adopted the revisions to the CC&Rs to include the revised Facilities Policy and Violation Policy.
- The pool deck will be repainted on May 6, 7 and 8. It has been six or seven years since it has been repainted.
- The Safety and Security Committee changed out the clubhouse fobs to use ADT system.
- Regarding the law suite; we plan to stay intensely focused to stay on top of the situation. There was a court hearing a month ago and everything is posted that can be posted. The questions from the March 7<sup>th</sup> open meeting will be posted as soon as our lawyer, Jason Smith, edits them.

## VIII. Questions and Answers

**1. Are you planning to update the gym equipment?**

The Building and Grounds Committee and the Budget and Finance Committee discusses this every year and the consensus is that it is well maintained and in good working order. Some of the equipment was upholstered last week. I do not see the need to replace it.

**2. What was the final cost of the dog park?**

The final cost of the dog park was 73K. The monthly maintenance cost is \$190.00 a month extra from what we already pay Four Peaks and it did not affect the dues or reserves fund.

**3. When and with whom did the discussion regarding the easement take place?**

The Board brainstormed if they had to give access and, if so, where would be the best place

**4. Will we have a say on where they enter and what streets they use?**

We probably won't have a say.

**5. The facilities and enforcement policy is terrible.**

Outside counsel provided rules for the violation policy that was effective April 1, 2013.

**6. How much usage is the dog park getting?**

210 dogs per week.

**7. Can questions be put in the newsletter?**

Yes, subject to Keith Christian's discretion.

**8. Can we update our homes to include modern versions of front and garage doors?**

If you have a question regarding your home modification, please submit an application to the Modification Committee and if they think it feasible they will recommend it to the board.

**9. Regarding the smart meters, should we have a committee look into this for the members?**

No, each person should call APS if they do not want it.

**10. Why do gates open and close so slowly? Can the speed of the gate be increased?**

Yes, it can be programmed to close faster. The Security Committee will look into it.

**11. It is difficult to see the house numbers. Can we have them painted on the curb?**

Not on the curb but each person should paint the house numbers on the house black. Also, please trim the landscaping if it is covering the house number.

**12. Would you please walk the neighborhood to enforce the CC&Rs?**

We are going through the neighborhood and 198 violations have been since January 1<sup>st</sup>. The violation policy went into effect April 1<sup>st</sup>.

**13. How many letters are sent?**

Two letters are sent; the initial notice is a courtesy notice and explains the violation. The second violation letter is sent with a fine to the homeowner that has not corrected the violation.

**14. If a person does not recognize the fine, what happens?**

It goes on record and if the owner doesn't pay, the board can correct the violation and put a lien on the home.

**15. When will the legal issue be resolved?**

If the court decided they have access and we appealed the decision. The judge is looking into the appeal and we may get a decision sometime in June.

**16. Is the cost and repair of tennis courts one and two covered by warranty and if so, how many times?**

Yes, it is covered and we believe they would honor the warranty. The board is looking for a rubberized court that won't crack instead of doing repairs.

**17. When will the strength equipment be replaced?**

The equipment maintenance company has said the equipment is in good shape.

**18. When will the pool deck be repainted?**

May 6, 7 and 8<sup>th</sup>.

**19. Can the annual meeting be moved to January when more people can attend?**

Our financial year starts July 1<sup>st</sup>. It would require a change of the CC&Rs and we would have to change our accounting system.

**20. What is the schedule to paint and repair the stucco walls?**

DR Paint is working on breaking it into sections but we will do it on an as needed basis.

**21. Has the percentage of the homeowner assessment accounts that were in arrears increased or decreased?**

Decreased.

- Pat Blix shared an idea about starting an expanded social calendar. She had a flyer and sign up sheet. It is an informal group and no charge to the HOA.

The meeting adjourned at 3:12 p.m.

Respectively Submitted,

  
Sharon Foxworth, Recording Secretary

  
Dennis Corbett, Board Secretary