

BELLASERA COMMUNITY ASSOCIATION

www.AZBellasera.org

2014 ANNUAL MEETING

Bellasera Clubhouse, 7350 East Ponte Bella Drive, Scottsdale, Arizona
Sunday, April 13, 2014, at 2:00 p.m.

MINUTES

I. Call to Order, Quorum Confirmation

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

Board members present: Richard Hoffman, President; Gregg Dittoe, Vice President; Craig Johnson, Director; and Dennis Corbett, Secretary. Representing AAM were Viola Lanam, Community Manager and Sharon Foxworth, Administrative Assistant.

II. Introductions

Richard Hoffman 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

Richard Hoffman called for all ballots to be turned in. As there were three open seats and three candidates on the ballot the election was considered complete.

IV. Approval of 2013 Annual Meeting Minutes

Minutes from the 2013 Bellasera Annual Meeting were reviewed. A motion from the floor was made to approve the minutes as submitted. **Motion was unanimously approved.**

V. Financial Review

- Treasurer, Gregg Dittoe, reviewed the year-to-date and month-to-date financial statements that were distributed to the audience.
- The reserve expenditures were explained.
- Gregg announced the quarterly assessments would increase \$15.00 making it \$555.00 per quarter.

VII. Status of the Community.

- President, Richard Hoffman, reported the lawsuit for the easement to the 12 acres has been resolved and the owners will be allowed access through Bellasera.
- The view fence painting project is going well. There were only three homeowners that opted out of the painting.

VIII. Questions and Answers

1. Would you please give a synopsis of the dispute and resolution?

The Board limited the Plaintiff to build only three homes on the property due to the possible damage to Bellasera roads.

2. Did the insurance coverage increase due to the lawsuit?

No, the general liability covered it. Bellasera's insurance paid all costs for the lawsuit. There were no out-of-pocket expenses

3. Can the City of Scottsdale allow more than three homes to be built?

No, there is a restrictive covenant stating that no more than three homes can be built.

4. Can the Verizon antenna be denied?

Homeowners can go through the political process to protest it.

5. When will the lawsuit be officially resolved?

The final documents will be signed this week.

6. How long before they will have access to the land?

As soon as the documents are signed.

7. How much road access do they have?

20 feet.

8. Will they use our roads to access their property?

Yes, but they will pay fees for that access. \$1,500 per home and will escalate 2% a year. There is no fee to use our roads but a bond is put up for \$250K. We will have a road study done prior to the use of the roads to determine if damage is done.

9. Where will the heavy equipment enter?

The Lone Mountain entrance.

10. Will they be able to use our facilities?

No.

11. What were the other possible access areas?

The neighborhood to the South of Bellasera but it was determined that it was too much money and Smith wasn't willing to pay it.

12. What is the decision with Verizon?

Now that the lawsuit is settled Verizon can negotiate to go where they think is best. Verizon will make that decision.

13. Can Bellasera offer to purchase the property?

An offer was made for the value of the property which was 700K but the Smith's said the value of the property was worth more than 1M.

14. Can we limit the number of cell towers the Smith's put on their property?

We don't know but we can protest if they put more than one tower.

15. Please give an update on the trail.

We are 99% there. There are a number of entities involved and legal issues with Wallace Garden & Trust to be resolved. We need to get an agreement signed.

The meeting adjourned at 2:55 p.m.

Respectively Submitted,

Sharon Foxworth
Sharon Foxworth, Recording Secretary