

BELLASERA COMMUNITY ASSOCIATION

www.AZBellasera.org

2015 ANNUAL MEETING

Bellasera Clubhouse, 7350 East Ponte Bella Drive, Scottsdale, Arizona
Sunday, April 19, 2015, 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, Craig Johnson, Kirk Rimsnider, Guy Yates and David Reid.

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 declared that since there were two open seats and two candidates on the ballot the election was considered complete. There were 166 ballots that were mailed in.

IV. Approval of 2014 Annual Meeting Minutes.

Minutes from the 2014 Bellasera Annual Meeting were reviewed. A motion was made to approve the minutes as submitted. **Motion unanimously approved.**

V. Financial Review

- Treasurer, David Reid, reviewed the budget and the year-to-date and month-to-date financial statements that were distributed to the audience.
- The reserve expenditures, street sealing and road repairs were funded through the operating budget.
- There will be no increase in the quarterly assessment.

VII. Status of the Community.

- President, Richard Hoffman, reported on the status of the past year's community projects, including the trail dedicated to Gregg Dittoe, which was dedicated on February 7, 2015. He congratulated all that had assisted in the project including Dennis Soeffner, Bruce Martin and Dan Bradley.
- He mentioned the purchase of the new treadmills that have now been installed. We will be obtaining a new maintenance contract on the treadmills.
- Replacement of the bikes is on the agenda for the board meeting following the annual meeting.
- After consulting with the Ad Hoc Committee and Michael Frank Civil Engineering, it was determined that the roads are in good shape so there is no plan to have any improvements done this year.

VIII. Questions and Answers

1. Shouldn't we replace the air conditioning system in the gym? It is too cold in the gym even with the new thermostats.
 - The air conditioner was not installed correctly and it would be too costly to reinstall the duct work.
2. On the Certificates of deposit, do you stay within the 250K limit?
 - Yes.

3. What is the status on Verizon placing the cell tower in Bellasera?
 - A. Verizon is in limbo. The owner of the 12 acres has put the property up for sale. We are talking to Verizon to see if they want to put the tower in Bellasera but if so, we want it to only enhance Bellasera, not for any other purpose.
4. There are health concerns about the cell towers, why do we want another one?
 - A. If it is determined to place a tower in Bellasera, the community would have to vote on it.
5. What criteria is used to determine if a proposal/suggestion is voted upon by the entire community or just by the Board?
 - The CC&Rs provide actions to be taken.
6. If we have a vote, it should be clear and not presented in an unclear way.
 - A. The CC&Rs allow us two ways to take a vote, a simple majority or if 10% reject it then it does not pass.
7. Can we check our key pad code through QuickPass during the day to see if it is going to work?
 - Not that we know of.
8. Can the guards become familiar with the names of homeowners so they do not call the wrong people?
 - A. We have a temporary person at the guard gate that is not familiar with our community. They should get better when the permanent guard is assigned.
9. We had a lower bid on the treadmills, why did we use the higher bid?
 - A. The Building and Grounds solicited three bids and we were trying to get the best equipment not a lower quality. Because of the maintenance and appearance it was decided to go with Life Fitness. There is a seven year warranty on the new treadmills. The money was in the Reserves for that purpose. All of the machines will be maintained per the new maintenance contract, not just treadmills.
10. What are the markings on the street about?
 - A. Cox is putting in upgrades, gigablast and fiber optics. They are pulling wires through existing areas.
11. When are the roads going to be resealed?
 - A. We had the Ad Hoc Roads Committee and our consultant assess the condition of the roads and they determined to reseat the roads in the next two years.

The meeting adjourned at 3:00 p.m.

Respectively Submitted,


Sharon Foxworth, Recording Secretary