

**BELLASERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
Bellasera Community Clubhouse
7350 E. Ponte Bella Drive, Scottsdale Arizona, 85266**

March 25, 2010

MINUTES

Members Present

- Dennis Carson, President; Bob Shriver, Secretary; Ted Dixon, Treasurer, Anna Ingram, Director and Chuck Roach, Director.
- Absent was Hope Kirsch, Director.

Others Present

- Viola Lanam, Community Manager, AAM and Sharon Foxworth, Assistant
- Several homeowners were in attendance in addition to various committee members.

Call to Order

- Dennis Carson, President, called the meeting to order at 6:06 p.m.
- We were informed that motions do not have to be seconded and motions do not have to be on the floor to have a discussion. He stated that we would follow the abbreviated rules of order.
- Dennis stated that the Annual Meeting notices have been mailed and the applications were also mailed regarding positions on the board. He further added that one nominee, Bruce Martin, had withdrawn his application for candidacy. A motion to accept his withdrawal was unanimously approved by the Board. Dennis explained that votes received for Mr. Martin would not be counted.
- A discussion ensued on the nominating process and it was recognized that late applications had been accepted in the past. However, to eliminate any question about the legality of the election Mr. Martin's withdrawal was accepted. It was also recognized that "write in" votes and nominations from the floor at the annual meeting would not be accepted. The election of three new Board members for four vacancies will result in one vacant seat on the Board which could, at the Board's discretion, be filled with a Board appointee.

Approval of Minutes

- A motion was made to approve the minutes from the January 25, 2010, meeting. The minutes were approved as submitted. No meeting was held in February.

Budget and Finance Report

- Clayton Loiselie discussed the budget for 2010/2011 and presented a motion for the Board of Directors to accept the draft budget and recommend it to the incoming Board. There was considerable discussion on the subject by Board members and the homeowners present. Dennis Carson moved to amend the motion to recommend the exclusion of budget line items for holiday lights, personnel bonuses and social activities. That proposed amendment was not approved by the Board. The final motion, after an amendment to "wordsmith" its content was: "The current Board of Directors accepts the attached draft budget as proposed, and the current Board of Directors recommends to the incoming Board of Directors (following the Annual Meeting of the HOA members to be held on April 25, 2010) that it accept the proposed attached draft budget for approval after their consideration and approval."
- The Budget and Finance committee thanked Viola for the great job she did on the budget.

Management Report – see attached

- Heidi Dalorf, representing Viola Lanam, presented the Manager's Report. She also stated that the pool drains had been installed and that possibly the county inspectors had checked the work. There was a discussion about the water line tiles in the pool. Approximately ten tiles were broken by the Shasta pool resurfacing workers. Since new tiles will not match the faded tiles, it was recommended that all water line tiles be replaced at an estimated cost of \$3,700. Board member Bob Shriver questioned that expense and asked if Shasta was at fault. After much discussion, Chuck Roach moved that the President be given the authority to approve a change order to the Shasta contract to replace as many tiles as he deems necessary up to a limit of \$5,000. This motion was approved. Heidi advised that a meeting regarding pool water line tiles would take place Wednesday, March 31st at 10:00 a.m.

- Management was questioned regarding the citation received from the county inspector regarding the masonry columns around the pool. Bob Shriver recommended we seek information regarding the prior code approval of the fence at the time of original construction and the legality of retroactive code enforcement. Chuck Roach moved that before we proceed with fixing the pool fence violation we get a legal opinion to what degree we can rely on prior county construction approvals. The motion passed unanimously. Chuck also recommenced that in the interim we have one column corrected to determine cost and effectiveness.

President's Report

New Path Network Stations Update:

- Dennis Carson reported that the New Path representatives are seeking approval from the City of Scottsdale to locate their antennae in NAOS areas. One new possibility would be in the NAOS adjacent to the clubhouse. Dennis Carson received approval from the Board to sign a non-binding letter of authority to examine possible antenna sites with the City of Scottsdale. Dennis further stated that no action/agreement with New Path will be made before their proposal is presented to the homeowners of Bellasera.

Treasurer's Report

- Ted Dixon discussed the problem of residents not paying their assessments and if we use the small claims court for collection, the process could take a very long time. He encouraged everyone to keep the community advised through the newsletter and other media.

Building and Grounds Report

- Trish Dixon reported that the committee is gathering more information on solar heating from other communities and contractors

Communications Report

- None

Modifications Report

- Bob Shriver reported that several owners who had modifications approved by the committee had made unapproved changes. The committee and management are working to correct violations of the Design Guidelines.
- Dennis advised that the Board does have the option of publishing homeowner/lot violations. Whereas, in the past such violations were discussed at an executive session of the Board. Members may wish to take other options.

Social Committee Report

- It was announced that there were several residents desiring to serve on this committee. Volunteer applications should be submitted to the office/Board by these residents.

A motion was made that all reports be accepted as presented. Motion carried.

Old Business

Trash Receptacles:

- Anna Ingram requested that management get prices on trash receptacles that could be considered by the Board for placement around the community.

New Business


- None

Adjournment

- There being no further business, the meeting was adjourned at 7:49 p.m.

The next regular Board meeting is scheduled for Thursday, April 22, 2010, at 6:00 p.m.

Respectfully submitted,


Sharon Foxworth
Recording Secretary

Approved by,


Dennis Carson
President and acting Secretary

Attachments:
Community Manager's Report

Board of Directors – Regular Session
Thursday March 25, 2010

FINANCIALS:

January and February Financials are attached. As of **01/31/2010** there was **\$128,216** in the Operating checking account, **\$1,071** in the On-site checking account, totaling **\$129,287** in total working capital. A **Reserve Savings** balance of **\$855,606** is **64.17%** of the projected **\$1,333,281** Reserve Study goal for end of FYE 2009-10. The community was approximately **\$267 over** budget in operating expenses for January, and was **\$15,901 under** budget for FYTD.

As of **02/28/2010** there was **\$89,986** in the Operating checking account, **\$853** in the On-site checking account, totaling **\$90,839** in total working capital. A **Reserve Savings** balance of **\$850,148** is **63.76%** of the projected **\$1,333,281** Reserve Study goal for end of FYE 2009-10. The community was approximately **\$5,300 under** budget in operating expenses for February, and was **\$21,201 under** budget for FYTD.

MAJOR ITEMS COMPLETED SINCE LAST MEETING:

- Approved and coded invoices for AP processing
- Reviewed January and February financials and prepared MTD/YTD variance reports.
- Additional items shown on the Community Fix-up List prepared by the Building and Grounds Committee have been completed. Specifically, the wall at 77th way is being repaired and painted as well as several other walls within the community. The sidewalk on Corva has been completed. Electrical wires were buried at the entrance and at the back gates. Please see the attached spreadsheet.
- I met with Blue Estrada of Shasta and the members of the resurfacing crew February 8th. At that time the area that continues to crack at the beginning of the beach entry was discussed. The remedy for that is to install non-skid 1 " x 1" white tile which would eliminate the cracking in the cement walls. A proposal has been accepted to have this work completed.
- A proposal has been requested for glass beading of the tile along the waterline.
- As you are aware, Shasta has begun the work to resurface the pool and spa.
- Arrangements were made with Terravita for our homeowners to use their pool during the resurfacing of the Association's pool.
- GB Maintenance has completed the caulking on the gutters around the clubhouse.
- GB Maintenance has painted the kitchen ceiling and touched up on the water stain in the ladies locker room.
- Another proposal was received for the painting the exterior of the club house and again did not receive spec sheets.
- I have contacted GB Maintenance for correction of the citation received from Maricopa County Environmental Services regarding the masonry columns around the pool that create a foothold issue.
- I have the proposals for the pool furniture; however, have not had the opportunity to compare them.
- Sharon contacted the Scottsdale Fire Department for CPR and defibrillator training that was held on March 16th.
- I met with the Budget and Finance Committee two times to prepare the preliminary budget for the upcoming fiscal year.
- The Resident Move-In report is attached for your review.
- Sharon and I continue to field telephone calls and e-mails.
- Heidi Dalorf, Community Manager, completed an inspection tour for me (violation reports attached).