

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

March 26, 2009

MINUTES

Members Present

- Chuck Roach, President; Bob Shriver, Secretary; Bruce Martin, Director; Dennis Noone, Treasurer; Hope Kirsch, Director and Dennis Carson, Vice President

Others Present

- Viola Lanam, Community Manager, AAM
- Sharon Foxworth, Administrative Assistant and Recording Secretary, AAM
- 15 homeowners were in attendance.

Call to Order

- Chuck Roach, President, called the meeting to order at 7:04 p.m. He reminded everyone present that it was a formal meeting and we would follow the Roberts Rule of Order.

Homeowner Questions

- Q. The question from the floor was "Why wasn't the entrance and the parking lot sealed when the other sealing was done?"
- A. The street and parking lot was not sealed due to defective material was used at the last sealing and we must wait for the material to wear off before it can be resealed. It is scheduled in the next fiscal year 2010-2011.

Approval of Minutes

- A motion was made that the minutes from the January 22, 2009 meeting be approved as submitted. Motion carried and the minutes were approved.

Management Report

- See Attached

President's Report

- First, our Annual Meeting is coming up and we will again be electing Board members to serve 2 year terms. As has been the case in some past years, we have more Board positions available than candidates wishing to serve. I don't want to regale you with all the very good reasons why service to the community is rewarding. What I do want to say is that we can use your help and input. Please consider running for the Board. If you have any questions about what might be involved, please e-mail me or any of the Board members.
- The Board has recently noticed several homes that have not been painted in accordance with the original color scheme as proscribed by the C,C,&Rs. I'm not necessarily talking about the paint color but also the locations of the color itself. The scheme calls for the lighter color to be painted on the body, side walls, courtyard walls and other interior walls. The darker shade is painted on the garage door, the fascia (just below the roof line) and the pop-out trim that is usually found above the garage door and at the lower and mid-portions of the body. All metal surfaces are to be painted Bernard Brown. In the cases the Board has seen, the body color has been used to paint the garage door and/or the pop-outs/fascia and/or some gates. We have been advised that in order to preserve the ability of the Association to protect its right to maintain the color scheme, we must consistently and rigorously enforce the paint standards. Accordingly, we have sent out notices to the homes that don't comply. We urge all residents considering painting any portion of their home to contact the office for clarification on what's allowed before proceeding.

Treasurer's Report

- Dennis Noone stated that the owner's equity is in a negative. It is proposed in 2009 – 2010 to address the issue.

Budget and Finance

- Clayton Loiselle suggested to adjust the owner's budget to accrual budget to smooth out any problems.

Modifications

- Thanks to all the members of the Modification Committee for a job well done as we welcome new committee members in April.

Social Committee

- It was reported that the functions have been well attended.
- A follow-up will be done regarding extra funding for the events.

Building and Grounds

- "Paul Anetsberger reported that several solar contractors had been contacted regarding solar heating for the pool. He recommended that a Board member be involved in that research. Chuck responded that solar panels on the clubhouse roof were not feasible. He asked the Building and Grounds Committee to research technical changes that have occurred since the study made four years ago regarding solar heat for the pool."

Communications

- Keith advised the board that the communications committee will be putting flyers on the mailboxes to solicit board candidates.

New Business

- James Gleason and Stanley Green were unanimously appointed to serve on the Modification Committee starting in May 2009.
- Letters were sent to the new candidates inviting them to attend the April meeting.
- The Fiscal Budget assessment was approved for the 2009 – 2010 year with an increase of \$17.26 per quarter.
- Bob Shriver urged to cut back on increasing cost in landscaping, all agreed.

Old Business

- None

Adjournment

- There being no further business, the meeting was adjourned at 7:45 p.m.

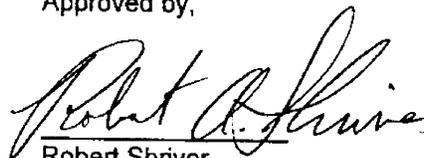
The next regular Board meeting is scheduled for April 23, 2009, at 7:00 p.m. And the Annual Meeting is scheduled for Saturday, April 25, 2009 at 10:00 a.m.

Respectfully submitted,



Sharon Foxworth
Recording Secretary

Approved by,



Robert Shriver
Board Secretary

**Viola Lanam
Community Manager**

**Board of Directors – Regular Session
Thursday, March 26, 2009**

FINANCIALS:

January 2009 Financials are attached. As of **01/31/2009** there was **\$34,324** in the Operating checking account, **\$1,732** in the Onsite checking account and **\$54,637** in the Operating Savings/Merrill Lynch account, totaling **\$90,693** in total working capital. A **Reserve Savings** balance of **\$856,041** is **68.37%** of the projected **\$1,251,998** Reserve Study goal for end of FYE 2008. The community was approximately **\$6,565 under** budget in operating expenses for January, and was **\$14,845 over** budget for FYTD.

February 2009 Financials are attached. As of **02/28/2009** there was **\$6,066** in the Operating checking account, **\$1,681** in the Onsite checking account and **\$54,684** in the Operating Savings/Merrill Lynch account, totaling **\$62,430** in total working capital. A **Reserve Savings** balance of **\$782,179** is **62.47%** of the projected **\$1,251,998** Reserve Study goal for end of FYE 2008. The community was approximately **\$2,107 over** budget in operating expenses for February, and was **\$16,904 over** budget for FYTD.

MAJOR ITEMS COMPLETED SINCE LAST MEETING:

- Reviewed February financials – And they were e-mailed and/or mailed in a timely fashion.
- My major focus for February was working on the 2009-2010 fiscal year budget. I met with the Budget and Finance Committee on February 6th and 13th. The budget is attached for the Board's approval. A budget narrative is also attached.
- PHG held a pre-bid meeting February 19th with four paint contractors in attendance. Proposals were required by February 27th at noon and the contract was awarded to DR Paint.
- Our major focus for March is the view fence painting. Sharon and I are fielding many calls and or e-mails from homeowners with questions regarding the view fence painting.
- The steam rooms have been cleaned
- Monument signs have been repaired again.
- Sun Devil Fire Equipment did the yearly fire inspection. It was noted that 11 sprinkler heads that were recalled need to be replaced at the guard house and 29 outside of the clubhouse. We will be submitting for reimbursement for the recalled sprinkler heads.
- The 60-day Annual Meeting Notice was mailed on Friday February 27th. The 30-day notice will be mailed shortly.
- There was an accident in the fitness center. Due this incident it was suggested that the policy for the fitness center be revised.
- A tennis ball machine was ordered and has been received.
- An open house sign has been delivered to the guard house.
- Community inspections completed.

ITEMS REQUIRING BOARD DISCUSSION OR DECISION

- January and February 2009 Financials
- 2009-2010 Fiscal Year Budget
- Revised Fitness Center Policy