

BELLASERA COMMUNITY ASSOCIATION

www.AZBellasera.org

2011 ANNUAL MEETING

Bellasera Clubhouse, 7350 East Ponte Bella Drive, Scottsdale, Arizona
Sunday, April 17, 2011 at 2:00 p.m.

MINUTES

I. Call to Order, Quorum Confirmation.

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

Board members present: Dennis Carson, Susan Loiselle, Anne Chernis, Anna Ingram, Ted Dixon and Bruce Martin. Representing AAM were Frank Puma, Area Manager, Viola Lanam, Community Manager and Sharon Foxworth, Administrative Assistant.

II. Introductions.

Dennis Carson introduced the Board 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.

Dennis Carson called for all ballots to be turned in. Two volunteers were requested to tabulate the ballots while Management observed. Don Bowman and Elaine Christian volunteered. The counting commenced.

IV. Approval of 2010 Annual Meeting Minutes.

Minutes from the 2010 Bellasera Annual Meeting were reviewed and approved as submitted.

V. Financial Review.

- Treasurer, Ted Dixon, reviewed the year-to-date and month-to-date financial statements that were distributed to the audience.

VI. Status of the Community.

- President, Dennis Carson, reported on the status of the past year's community projects.
- Several large repairs were necessary this year and the other large expenses, such as, the pool deck and tennis courts may be postponed.
- New Path is now installed.
- Next year the Reserve Study calls for replacement of the cardio equipment, card readers and steam generator. Replacements will be made on an as-needed basis.
- The Board is looking into new card readers.

VII. Questions and Answers

- Is there a solution to the exposed drip line issues?
 - Inspections have started.
- Is management following up on complaints regarding violations reported from block captains?
 - No, we do not have block captains. Any violation reported is physically checked by the community manager.
- Currently, residents are giving clubhouse fobs to friends in order that they can use the pool. Is this ok?
 - No, the policy states that the resident is to be with the guest when using any of the Bellasera facilities.
- If a property is turned back, is the bank responsible for paying the fees?
 - Yes.
- When are the bicycles going to be replaced in the fitness center?
 - Appetite for Fitness checks them quarterly and advises us if they are in need of being replaced or repaired.
- How is a person to respond to a violation letter if they are out of town and can't comply in the 10 days given?
 - Call the community manager and let her know the timeframe in which it will be taken care of.
- What is the status of the budget for the Social committee?
 - Dennis explained that the FY 2011 – 2012 budget does not include a line item for the Social Committee.

VIII. Special Thanks

- Susan thanked the retiring Board Members for their contributions.

IX. Ballot Results

- The Ballots were counted and the election results were given:
Gregg Dittoe and Ted Dixon were both elected.
- The Ballots were counted for the Amendment to the Bylaws:
97 Approved – 107 did not approve.

The amendment did not pass.

The meeting adjourned at 3:05 p.m.

Respectively Submitted,


Sharon Foxworth, Recording Secretary


Joe Pruess, Board Secretary