

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

April 23, 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.

Questions

- Q. The President asked if anyone had anything to add to each of the committee and management reports.
- A. Bruce reported for Trish that the board had not approved a volunteer to look into solar power for the pool. The Board requested the Building and Grounds committee to research the topic and present it to the Board.
- Q. The President asked if anyone wanted to add anything to the existing Committee or Management Reports.
- A. No one needed to add anything so the reports were to stand as submitted.

Approval of Minutes

- A motion was made that the minutes from the March 26, 2009 meeting be approved as submitted. Motion carried and the minutes were approved.

Management Report

- See Attached

New Business

- Changes were made to the Recreational Activities Policy. The most recent changes will be sent around for the board to review then a Revised unanimous consent will be sent within a week.

Old Business

- None

Discussion

- Mr. Shriver asked Viola what the invoice from the Fan Doctor was. She explained that is the name of the repair company called in to adjust the fans.
- What are the prohibited plants for Bellasera? They are contained in the Design Guide.
 - Pauline (who writes for the newsletter) will be asked to identify plants.
- Bruce Martin asked for an update on the view fence painting as only part of some fences were being painted and to remind everyone that the fence belongs to the Association.
- Chuck Roach gave approval to Gretchen Palmer (Project Manager) to hire a landscaping crew for three days to complete the job of cleaning brush next to some fences as Four Peaks was behind.
- Bob Shriver asked that the violations for the gate staining be updated. Viola will update the list.

- Chuck Roach stated that at the Annual Meeting on Saturday he would talk about Capital Expenditures and Dennis Noone would speak on the assessment fees. Chuck gave an agenda outline.
- It was discussed that the rabbit fence should be on the inside of the view fence but that many had installed it the opposite way. The Board will not ask homeowners to redo it.
- Dennis Noone wanted to clarify that cars parked in the driveway are allowed.
- The Building and Grounds committee found 50 violations of lights in the street trees. Bob Shriver suggested to put an article in the newsletter reminded homeowners to replace all burned out bulbs.

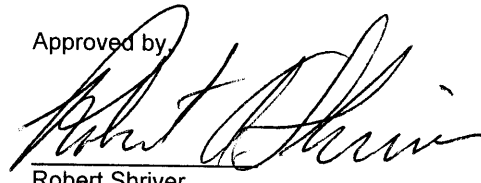
Adjournment

- There being no further business, the meeting was adjourned at 7:25 p.m.

The next regular Board meeting is scheduled for May 28, 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

Attachment: Community Manager's Report for April 2009

BELLASERA COMMUNITY ASSOCIATION

www.AZBellasera.org

Management Report

VIOLA LANAM

Community Manager
vlanam@aamaz.com

SHARON FOXWORTH

Administrative Assistant
sfoxworth@aamaz.com

AAM, LLC

Bellasera Office: 480.488.0400 Bellasera Fax: 480.488.2103

**Board of Directors – Regular Session
Thursday, April 23, 2009**

FINANCIALS:.

March 2009 Financials are attached. As of **03/31/2009** there was **\$24,527** in the Operating checking account, **\$1,560** in the Onsite checking account and **\$54,714** in the Operating Savings/Merrill Lynch account, totaling **\$80,802** in total working capital. A **Reserve Savings** balance of **\$780,507** is **62.34%** of the projected **\$1,251,998** Reserve Study goal for end of FYE 2008. The community was approximately **\$7,866 under** budget in operating expenses for March, and was **\$9,038 over** budget for FYTD.

MAJOR ITEMS COMPLETED SINCE LAST MEETING:

- Reviewed March financials and prepared MTD/YTD variance reports
- Financials were e-mailed/mailed in a timely manner
- Approved and coded invoices for AP processing
- Received new tennis ball machine
- The storage area for the tennis ball machine has been repaired and hopefully "rat-proofed"
- Fan Doctor called to repair fan issue.
- Bees removed from irrigation box
- Pool Wizard repaired automatic pool water fill
- Accepted proposal from Four-Peaks to plant summer flowers at a cost of \$400.00
- Accepted proposal from Four-Peaks to replace 2" irrigation valve diaphragm for middle turn area at a cost of \$130.00
- Submitted a preliminary revised Recreational Facilities policy to the Board of Directors for review
- Met with John Eubank of Four-Peaks and drove the community pertaining to prohibited plants
- Sharon and I continue fielding many calls and or e-mails from homeowners with questions regarding the view fence painting
- Contacted the Association's attorney on behalf of the Board of Directors
- The 30-day notice for the Annual Meeting was mailed on March 30th
- Community inspections completed (violation report attached).

ITEMS REQUIRING BOARD DISCUSSION OR DECISION

- March 2009 Financials
- Revised Recreational Facilities Policy
- Annual Meeting Agenda and approval of homeowner packets

