

**BELLASERA COMMUNITY ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

**Bellasera Clubhouse, 7350 East Ponte Bella, Scottsdale, Arizona**

**April 24, 2007**

- In Attendance:** President Chuck Roach; Vice President Dennis Carson; Treasurer Dennis Noone; Secretary Bob Shriver; Director Bruce Martin; Director Dave Redman Clayton Loiselle; Carlton Rooks and Charles Schroeder. Representing AAM were Community Manager Marshall Chess and Administrative Assistant Terry Schuman as Recording Secretary.
- Call to Order:** Chuck Roach called the meeting to order at 7:01 p.m.
- Approval of Minutes:** Dennis Noone motioned to approve the March 22, 2007 minutes. Chuck Roach seconded the motion and it was a unanimous vote to approve the previous month's minutes.
- President Report:** Chuck Roach commented on the Annual Meeting. He discussed the need for changing details in the Design Guidelines regarding street parking and times when trash dumpsters are permitted on the street. Bob Shriver mentioned bug lights and lighting in front yards. The possibility that the smoke alarms in the Bellasera homes may be defective and that the batteries may explode. The information on the smoke alarms will be in the June newsletter. Chuck Roach briefly discussed the 12 acre parcel that a homebuilder wants to split into 5 parcels.
- Treasurer's Report:** Dennis Noone deferred to Charles Schroeder from Budget and Finance.
- Budget and Finance:** Charles Schroeder from Budget and Finance reviewed the March financials including the Merrill Lynch deposits. He discussed the balances at financial institutions and covered line items. He summarized the owner's equity. Several maintenance items were brought up including the spa motor
- Communications:** No report.
- Management:** Marshall Chess covered maintenance projects that were completed around the Clubhouse and the Community.
- Old Business:**  
**Bylaws/CC&R**  
**Revisions:** Bruce Martin motion to approve the final document revisions for presentation to the homeowners. Chuck Roach seconded the motion and a unanimous vote carried the motion. Bob Shriver stated that distribution is a separate matter and that the communications committee is in charge of distribution. Bruce Martin said that the cover letter will be approved by the board and then the documents would be submitted to the homeowners.
- 2007/2008 Operating**  
**Budget:** Chuck Roach motioned to approve the Operating and Reserve Budget and the new assessment amount. Bruce Martin seconded the motion and it was approved by a unanimous vote.

**New Business:**

Chuck Roach opened discussion regarding the dog policy by asking for a show of hands of those in support and of those opposing the proposed dog policy. He then ask that homeowner's limit their comments to 2 minutes. After six residents spoke in favor of revising the policy and three spoke against the policy change Chuck Roach entertained the motion submitted by Dennis Noone as follows:

"The motion before the Board is to amend the current policies, formally recognize and allow this group to meet pursuant to the Precautionary Guidelines listed below. This group shares the concerns of the board for any of our fellow Bellasera residents, or guests who might feel threatened by pets for which their owners have the greatest love and affection. The precautionary Guidelines listed below would be adopted by all members of this group to help assures that they can continue to enjoy all of the amenities our community has to offer, as well as, meet the concerns of the residents of Bellasera regarding the scope of these activities.

1. Owners with dogs will limit the time they occupy the area to approximately two hours after sunrise and two hours prior to sunset and avoid impeding other owner's access to the area. These times will be seasonally adjusted, and posted.
2. Owners with dogs will gather in the grassy area inside of the perimeter of the sidewalk surrounding the area.
3. Owners with dogs will control the movement of their pets to assure that they not approach any resident, or guest, parking in the lot or entering/exiting the clubhouse.
4. Owners with dogs will clean up after their dogs, and will regularly police the grassy area for any other animal waste or trash.
5. Owners with dogs will not, at any time, allow their pets to cause damage to any common area within Bellasera.
6. Owners with dogs are required under City of Scottsdale ordinances to restrain their dogs on a leash 6 feet in length and to pick up after their dogs in any other common area within Bellasera without exception.
7. Owners with dogs assume the sole and complete responsibility for their actions, and the actions of their pets.

Any failure to abide by these guidelines could result in the loss of this privilege for the offending party.

Additionally, signage will be affixed to the posts currently displaying the Scottsdale City statute alerting the residents to the times during which this activity will take place. The verbiage will be discussed and approved by the Board and communicated to all residents ahead of these changes taking effect."

Dennis Carson, Shawn Meyer, Dennis Noone and David Redman voted in favor of the motion. Bruce Martin and Bob Shriver voted against the motion. Chuck Roach did not vote. The motion carried 4 to 2.

With no further business to discuss, Chuck Roach adjourned the meeting at 8:30PM

Respectfully submitted,



Terry Schuman  
Recording Secretary

Approved by:



Bob Shriver  
Secretary