

# BELLASERA COMMUNITY ASSOCIATION, INC.

[www.AZBellasera.org](http://www.AZBellasera.org)

## 2009 ANNUAL MEETING

Bellasera Clubhouse, 7350 East Ponte Bella Drive, Scottsdale, Arizona  
Saturday April 25, 2009 – 10:00 a.m.

### MINUTES

#### **I. Call to Order, Quorum Confirmation.**

Meeting called to order at 10:00 a.m. by President Chuck Roach. Quorum was confirmed by combined mail-in ballots and in-person attendance.

**Board members present:** Chuck Roach, Dennis Noone, Bruce Martin, Bob Shriver, Hope Kirsch, and Dennis Carlson. Representing AAM were Community Manager, Viola Lanam and Administrative Assistant, Sharon Foxworth.

#### **II. Introductions.**

Chuck Roach introduced the Board and Management.

#### **III. Request for Nominations from Floor.**

Chuck Roach asked for nominations from the floor. There were none.

#### **IV. Close Voting / Request Homeowner Volunteers / Begin Tabulating the Mail-in and In-Person Ballots.**

Chuck Roach called for all ballots to be turned in. Two volunteers were requested to tabulate the ballots while Management watched. Bart Sotnick and Roy Kurtz volunteered. The counting commenced.

#### **V. Approval of 2008 Annual Meeting Minutes.**

Minutes from the 2008 Bellasera Annual Meeting were reviewed. It was moved that they be approved as submitted. All in favor, the Minutes from the 2008 Bellasera Annual Meeting were approved as submitted.

#### **VI. Financial Review.**

Treasurer, Dennis Noone, reviewed contents of the budget handout. Chuck provided information on this year's Capital expenses for:

- Street resurfacing
- View fence painting and
- Tennis court resurfacing

He also advised that next year's expenses for replastering the swimming pool; replacing patio furniture cushions and card readers at the gates may be able to be delayed another year or so until needed.

Dennis and Chuck both mentioned the reserve fund, its current good status and how it is maintained.

Chuck discussed the effort for maintaining the standards of the community appearance and assets as continuing good work of the Board of Directors. He also explained the process and timing of letters of violation that are sent to property owners when required. He noted that uncorrected violations do result in fines levied and that unpaid fines are noted on property records and are collected when a property is sold.

#### **VII. Status of the Community.**

A number of written questions and comments were sent in by property owners on the form received with their ballot. Additional questions arose from those present. Chuck provided comments on those questions as follows:

- Q - Replacing the tennis courts with concrete instead of resurfacing the asphalt courts.
  - A - Concrete courts need to be periodically resurfaced just as asphalt. The cost for concrete is \$75,000.00.
- Q - Sidewalks heaving from the heat.
  - A - We need to inspect and take appropriate actions.
- Q - Erosion in the wash coming from Whispering Rock.
  - A - We are watching that and will take actions as required.
- Q - Hold an annual garage sale.
  - A - Those present were polled and many are in favor.

**Q - Speeding and signs posted.**

**A -** It was suggested that signs be posted as we do not have an on-site security force to police the streets. Much of the speeding may be by our vendors.

**Q - Weeds.**

**A -** Violation letters go out following inspections by AAM.

**Q - Does the Association send someone to clean the yards when the homeowner does not comply?**

**A -** Yes, if it is vacant and is bank owned, etc.

**Q - Mistletoe and Desert Broom is overtaking trees in the NAOS areas.**

**A -** Action cannot be taken because it is in the NAOS areas.

**Q - When will the exercise bikes be replaced?**

**A -** Replacement is scheduled for a future date in the reserve plan.

**Q - Garage and tree lights are out on many properties.**

**A -** The management and the Buildings and Grounds Committee maintain checks on common areas. We do not have regular night time checks. At this point there were volunteers from the members present to check certain streets:

- Corva – Jane Hillerson
- Passaro – Sandy Fox
- Moura – Barry Klugman
- Visao – Stanley Green

**Q - Are there plans to purchase more benches for the green area?**

**A -** Not at this time. It is not in the budget.

**Q - Can a meeting be arranged to discuss solar energy in the homes and rebates?**

**A -** Yes. A volunteer group is gathering information to present to the Board.

**Q - When will the tennis ball machine be replaced?**

**A -** It has been replaced with a new machine. Check with the guard for the key and sign out sheet.

**Q - Are cars allowed to be parked in the driveways?**

**A -** Yes, cars are allowed to be parked in the driveways but not on the streets. For larger vehicles, such as recreational vehicles, they may temporarily be parked in the clubhouse parking lot.

**Q - A question was asked regarding taking another look at replacing the fob to enter and exit the clubhouse.**

**A -** The discussion was that it should be left as it is for security reasons.

**Q - Can we have defibrillator installed in the clubhouse/fitness center?**

**A -** Yes.

**Q - When can owners view the results of violation letters?**

**A -** Homeowners may review their own file when they come into the office to request it but may not view other homeowner files.

**Q - Isn't the rabbit fence to be installed on the inside of the view fence?**

**A -** Yes, but many have installed it on the outside and it is too costly to have it changed.

**Q - Is the Association working to reduce fees and expenses?**

**A -** Yes, we are constantly working to keep expenses down by taking bids on jobs that need to be done.

**Q - Why aren't the tennis court lights turned off?**

**A -** They are on an automatic shut-off timer.

**Q - If someone is injured in the fitness center, what is the liability?**

**A -** Insurance will cover a certain amount. The board is in the process of changing the policy.

**Q - There are unauthorized solicitors hanging fliers on doors. What is being done?**

**A -** The president and the office management calls the offender and reminds them that solicitation is not allowed in the community.

**Q - Is there a notification process when the Census Bureau is in the area?**

**A -** No, they are allowed to come in and verify addresses but are not supposed to knock on doors or leave fliers.

Chuck also reviewed the Board policy on dogs off leash; speeding and speed bumps and the lack of a rules enforcement group within the community. Residents were reminded that they should contact the appropriate City/County authorities to report law violations as needed.

**VIII. Election Results.**

The volunteers counted the ballots, including write-ins, and the vote tallies determined that Dennis Carson was unanimously reelected as Vice President. There were seven write-in candidates and of the seven polled, Anna Ingram and Theodore Dixon agreed to serve to fill the vacated Board positions.

Chuck recognized Bruce Martin and Dennis Noone, departing board members, for their contributions to the community. Each was presented with a memento for their service.

Bruce Martin thanked the homeowners and the board members for the chance to serve on the Board as everyone was great to work with.

**IX. Adjournment.**

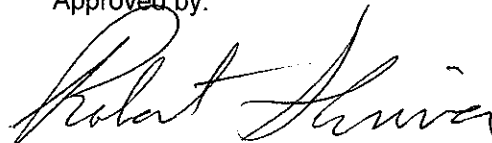
There being no further business, Chuck Roach thanked the residents for attending. The meeting adjourned at 11:36 AM.

Respectfully submitted by:

*Sharon Foxworth*

Sharon Foxworth  
Recording Secretary for Bellasera Community Association, Inc.

Approved by:



Robert Shriver  
Board Secretary