

BELLASERA COMMUNITY ASSOCIATION

www.AZBellasera.org

Approved
Date: 4-17-11

2010 ANNUAL MEETING

Bellasera Clubhouse, 7350 East Ponte Bella Drive, Scottsdale, Arizona
Sunday, April 25, 2010 at 2:00 p.m.

MINUTES

I. Call to Order, Quorum Confirmation.

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

Board members present: Dennis Carson, Bob Shriver, Anna Ingram, Ted Dixon and Hope Kirsch. Absent was Chuck Roach. Representing AAM were Mary Ernst and Administrative Assistant, Sharon Foxworth

II. Introductions.

Dennis Carson introduced the Board and AAM Management, Mary Ernst, who was representing Viola Lanam. Dennis stated that donations to Hospice of Arizona are being accepted in honor of Viola's husband.

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 watched. Phil Castrovinci and Betty-Carol Singer volunteered. The counting commenced.

V. Approval of 2009 Annual Meeting Minutes.

Minutes from the 2009 Bellasera Annual Meeting were reviewed. After one correction the minutes were approved.

VI. Financial Review.

- Treasurer, Ted Dixon, reviewed the year-to-date and month-to-date financial statements that were distributed to the audience. For the month of March Bellasera is operating under budget in all categories. Ted discussed using the small claims court to collect assessment fees that are not paid. The Reserve Fund is now 60% funded over 55% last year. Ted stated that Bellasera was operating under budget in all categories for the month of March.

VII. Status of the Community.

- Acting President, Dennis Carson, reported on the status of the past year community projects.
- The pool project is a work in progress. Shasta's general manager called and apologized for the delay due to Shasta's internal problems. The pool will have water in it by Friday, April 30th. The pool will be filled from the fire hydrant to expedite the filling.
- The pool deck needs to be refurbished but will be deferred for one year since it is a 50k item.
- 16K was spent for the cardio machines, 17K for resurfacing the tennis court; 17K for asphalt sealing of the streets; 17K to replace the irrigation system but will defer this item until later.
- The plans to paint the clubhouse will be followed up by the new board.
- Security expert, Joe Carlon, a resident of Bellasera, volunteered to investigate and develop a proposal for enhancing community awareness and replacement of the security system now in place. The next board meeting will be devoted to discussing the security resolutions.
- Newpath is requesting to put two antennae's in Bellasera. These will be relay towers for the purpose of filling the gap that other cell towers miss. There will not be any extra traffic coming into the community and Newpath will lease the space from Bellasera for the towers.
- Ted Dixon stated that Newpath is a vendor that the city of Scottsdale chose to install the towers. The city's plan is to create a major corridor working their way North on Scottsdale Road.
- Questions and Answers
- A question was asked if the clubhouse was going to be painted.
 - It will be painted later this year.
- A question regarding the security issue was asked.
 - Dennis Carson stated that if the board wants to do something the CC&Rs states if the change is with an existing use it does not have to be put to a vote. Since the software is already in existence it is ok

to make a change. Quick Pass software will identify who uses the clubhouse and gates. Each homeowner will be able to check their gate access information.

- Why can't the mistletoe be removed?
 - Landscapers can clear mistletoe but would like to go on a rotating system. The NAOS area can be maintained 30 feet from the view fence of home.
- If a homeowner decides to change their landscape must he submit a Modification Application to the Modification Committee?
 - Owners must submit an application to the Modifications committee for all changes to the exterior of a home.
- Do new owners get a copy of the CC&Rs?
 - Yes
- Why do some homeowners have very bright garage lights?
 - The Design Guidelines states that the wattage on garage lights are to be environmentally sensitive and use less than 50 watts.
- May we have a volunteer clean-up day?
 - Anna Ingram referred it to the Social Committee and suggested they wait until cooler weather due to snakes.
- Why can't the whole development be fenced in to secure the community?
 - The answer is the City of Scottsdale will not permit it.
- Are dog owners to clean up after their dogs?
 - Yes, definitely.
- What about the asphalt in certain areas that was not done earlier?
 - It will be done at a later date due to the type of material that was put on last time will have to be scraped off.
- Many residents need to address their landscape maintenance and burned out lights.
 - Please notify the office so the owner can be notified.
- Can the violation report be posted?
 - In the past it has been kept confidential but a new law states it can be posted.
- What about residents that are delinquent in assessment fees?
 - The CC&Rs states that all residents have a right to be notified.
 - Dennis Carson asked for a show of hands of how many wanted the delinquent list posted; the majority raised their hands in agreement.
 - Dennis mentioned that all homeowners have a copy of the rules and regulations and all rules must be enforced.
- Is the work-out equipment cleaned on a regular basis?
 - Yes, by Appetite for Fitness.
- Does the Association pay for functions when the homeowner is not here?
 - Yes, there is a line item in the budget for social activities. It is for the general benefit for all and a reasonable amount of expense. The Social Committee plans events for the community when most homeowners are here.
- Election Results:
 - 190 ballots were submitted.
 - Ann Chernis – 166 Mike Simpson – 176
 - Susan Loiselle – 154 Bruce Martin – 160
 - Those not approved were not tallied but will be reported in the next newsletter.
- Can Bellasera residents use Terravita pool this week also?
 - Sharon Foxworth is to check.
- Can it be documented that Shasta did a poor job in following their commitment to a timeline for completion so that the next Board will know?
 - Yes, it will be documented.
- May the residents have a dinner for the Board Members and committee members?
 - Yes.
- Shall we have a process to refresh our memories on how each company does their work? Perhaps offer a bonus if completed by due date?
 - We will document how each company keeps their commitments.
 - Carlton Rooks volunteered to write a contract to give to companies to ensure they keep the due date promised.
- Why were the pool tiles replaced?
 - Dennis Carson explained that they were not done properly in the first place.
- Who is leaving the Board?
 - Bob Shriver, Chuck Roach and Hope Kirsch

- o Bob Shriver stated that Chuck Roach did an excellent job as Board President and he was proud to have served with him.

The meeting adjourned at 3:30 p.m.

Respectively Submitted,

Sharon Foxworth

Sharon Foxworth, Recording Secretary

Anne Chernis, Board Secretary