

BELLASERA COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING

**Bellasera Clubhouse, 7350 East Ponte Bella, Scottsdale, Arizona
May 24, 2007**

- In Attendance:** President Chuck Roach; Vice President Dennis Carson; Treasurer Dennis Noone; Director Bruce Martin; Director Dave Redman. 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:** Chuck Roach motioned to approve the April 24, 2007 minutes. Bruce Martin seconded the motion and it was a unanimous vote to approve the previous month's minutes.
- President Report:** Chuck Roach said the final copy of the Reserve Study was done. Bellasera is 40% funded at the present time and that they are shooting for a higher percentage. He covered continuing maintenance around Bellasera. He had no new information on the parcel at the southeast corner of Bellasera being subdivided. The common wall painting project will be completed in approximately 2 weeks and he covered the home painting project progress.
- Treasurer's Report:** Dennis Noone arrived to the meeting late and Clayton Loisselle deferred to Charles Schroeder for a report from Budget & Finance. He said that the Associations finances were in excellent order. He covered several line items in the budget.
- Budget and Finance:** Charles Schroeder He said that the Associations finances were in excellent order. He covered several line items in the budget.
- Communications:** Keith Christian said that the distribution of the CC&R's & By-Law package would take place in the first week of June.
- Management:** Marshall Chess covered maintenance projects that were completed around the Clubhouse and the Community. There was conversation regarding different issues around the community including the double doors on the north side of the clubhouse and lighting around the Lone Mountain entrance gate. Chuck Roach stated that there was a five year paint schedule for common walls.
- Old Business:**
Unleashed Dog Policy:
- Pat Bradley, speaking on behalf of the home owner's group that supported the new dog policy approved at the previous month's meeting asked that the policy be rescinded based on the adverse reaction of the Bellasera Community as a whole. Several other supporters of the policy made statements as well as those opposed to the policy. Chuck Roach ended the comment period. He entertained motion to rescind the new dog policy approved at the previous month's meeting. David Redman seconded the motion. It was a unanimous vote to rescind the new policy.

New Business:

Chuck Roach entertained a motion to accept the resignation of Sheila Lavin from the Activities Committee. It was a unanimous vote to accept the resignation.

Respectfully submitted,

A handwritten signature in cursive script that reads "Terry Schuman". The signature is written in black ink and is positioned above the printed name and title.

Terry Schuman
Recording Secretary