

Bellasera Community Association, Inc.
7350 E. Ponte Bella Dr.
Scottsdale, AZ 85266
Special Meeting June 10, 2010

Board Members Present: Dennis Carson, Ted Dixon, Mike Simpson and Bruce Martin

- Several homeowners were in attendance.
- The meeting was called to order by Dennis Carson at 6:00 p.m.
- The order of business was to set in motion the following:

MOTION TO EXECUTE HOMEOWNERS COMMUNITY MANAGEMENT CONTRACT

RESOLVED, the President or any officer of Bellasera Community Association is authorized to execute the HOMEOWNERS COMMUNITY MANAGEMENT CONTRACT, by and between AAM, LLC and Bellasera Community Association, effective July 1, 2010, a copy of which was presented to the Board at the June 2, 2010, meeting with AAM.

Motion unanimously carried.

MOTION TO ACCEPT APPLICATION FOR COMMITTEE

RESOLVED, the Board acknowledges the receipt of Robert Huff's application to join the Building and Grounds Committee and approves the same.

Motion unanimously carried.


MOTION TO REFURBISH POOL FURNITURE AND PURCHASE NEW CUSHIONS, STRAPS AND PADS.

RESOLVED, the Board has determined that the pool furniture needs to be refurbished including new cushions and associated straps and pads, and the President is authorized to execute such action up to a limit of \$20,000. Funding is to come from reserve funds.

Motion unanimously carried.

The next regularly schedule Board meeting is tentatively set for June 24, 2010.

Respectfully submitted by,


Dennis Carson, President

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

June 24, 2010

MINUTES

Members Present

- Dennis Carson, President; Anne Chernis, Secretary; Ted Dixon, Treasurer, Susan Loiselle, Director, Mike Simpson, Vice President and Bruce Martin, Director

Absent: Anna Ingram, Director

Others Present

- Viola Lanam, Community Manager, AAM and Sharon Foxworth, Assistant
- Several homeowners were in attendance in addition to various committee members.

Call to Order

- Dennis Carson, President, called the meeting to order at 6:10 p.m.

Resident Questions

- Bob Shriver stated that the light pole was taken down at the back gate. Viola Lanam, Community Manager, said she would call NewPath and have them return the pole.

Approval of Minutes

- A motion was made to approve the minutes from the April 22, 2010, meeting. Minutes were approved.
- A motion was made to approve the minutes from the April 25, 2010, meeting after corrections were made. It was approved after changes.
- A motion was made to approve the minutes from the May 11, 2010, meeting after corrections were made to accept the contract from D.R. Paint to paint the clubhouse. Motion carried.
- A motion was made to accept the minutes from the May 12, 2010, meeting. Motion carried.

Reports:

Treasurer

- Ted Dixon reported that March and April were without incident. There were some changes in May but it was predicted and came in as planned.

Budget and Finance

- Charles Schroeder reviewed the May report and stated that the income was up due to the fees being collected.
- Clayton Loiselle stated that the committee would need a good sense of what amount of cash the board wanted to set aside before the Budget and Finance committee could suggest a good investment.
- The legal fees were discussed due to Bellasera requesting advice from Carpenter Hazelwood.
- There was a discussion on how to pay for the gate security and software with a monitor.
- The Budget and Finance committee suggested to write-off overdue accounts that are not collectable.

Communications:

- New Community directories will be printed in July.

Building and Grounds

- Trish Dixon distributed the Annual Reserve Review and stated that with enough members they can now assign one person to each item.

Management Report – see attached

- Viola Lanam reviewed issues in the attached management report.

- Viola will get a proposal from a designer regarding their cost to advise on clubhouse carpet and paint.
- She will research the extent of her signature authority and advise the board.
- On Tuesday, June 29, 2010, Tom McDonald will take a look at the remaining streets that are to be resurfaced.
- The signatures of the new board members are now on file with Merrill Lynch.

Social Committee

- The Memorial Day BBQ had 62 people in attendance and received \$185 in profit.
- The next event is July 17th with a night of Jazz on the grassy area.

President's Report

- Dennis Carson announced that Kevin Debolske, CFO with AAM, will act as assistant treasurer for Bellasera and will appear in court to represent the association.
- New matters concerning the collection policy is that after a certain amount the matter will be sent to the small claims court automatically.
- AAM wants to appoint two more people as assistant treasurer.

New Business

- A motion to adopt the attached Resolution regarding the installation of the NewPath antenna was approved unanimously, subject to becoming null and void if 10% of the residents object within 30 days of notice.
- A motion was approved to hire AAM to mail the notice of the NewPath Resolution to all residents advising them of their right to file an objection to the above resolution within 30 days of the notice.
- The clubhouse security issue was tabled indefinitely.

Adjournment

- There being no further business, the meeting was adjourned at 7:16 p.m.

An Executive Session convened at 8:20 pm.


The next regular Board meeting is scheduled for Thursday, July 8, 2010, at 6:00 p.m.

Respectfully submitted,

Sharon Foxworth

Sharon Foxworth
Recording Secretary

Approved by,


Dennis Carson
Board President

Attachments:
Community Manager's Report
NewPath Resolution

Viola Lanam, Community Manager
Board of Directors – Regular Session
Thursday June 24, 2010

FINANCIALS:

March, April and May Financials are attached. As of **03/31/2010** there was **\$130,592** in the Operating checking account, **\$743** in the Onsite checking account, totaling **\$131,334** in total working capital. A **Reserve Savings** balance of **\$850,470** is **63.78%** of the projected **\$1,333,281** Reserve Study goal for end of FYE 2009-10. The community was approximately **\$9,842 under** budget in operating expenses for March, and was **\$31,043 under** budget for FYTD.

As of **04/30/2010** there was **\$103,750** in the Operating checking account, **\$2,924** in the Onsite checking account, totaling **\$106,674** in total working capital. A **Reserve Savings** balance of **\$897,248** is **67.29%** of the projected **\$1,333,281** Reserve Study goal for end of FYE 2009-10. The community was approximately **\$2,679 under** budget in operating expenses for April, and was **\$33,722 under** budget for FYTD.

As of **05/31/2010** there was **\$97,001** in the Operating checking account, **\$2,572** in the Onsite checking account, totaling **\$99,573** in total working capital. A **Reserve Savings** balance of **\$869,829** is **65.24%** of the projected **\$1,333,281** Reserve Study goal for end of FYE 2009-10. The community was approximately **\$5,073 under** budget in operating expenses for May, and was **\$38,795 under** budget for FYTD.

MAJOR ITEMS COMPLETED SINCE LAST MEETING:

- Approved and coded invoices for AP processing
- Reviewed March, April and May financials and prepared MTD/YTD variance reports.
- Maricopa Environmental Services pool inspection report requested that the foot hold problem created by the faux stone on the masonry columns be corrected. Ocotillos have been installed to eliminate this issue. Two more have been ordered and will be installed shortly.
- A larger Ocotillo has been ordered to replace the one at the back gate.
- Dennis and I met with Debra Christiansen of DC Sales and she is preparing sample cushions for review and fitting.
- John Eubanks and I will be meeting with Daryl Workman, NAOS inspector with the City of Scottsdale, on June 28th regarding the wash area along Lone Mountain.
- Re-veg of the area around the mailboxes at Corva / Balao will begin shortly.
- The contract with Safeguard for the Smart Pass system has been initiated.
- The agreement for internet service for the guard house and rear gate has also been initiated.
- A larger sign for the back gate has been ordered stating "residents entrance only, others use Scottsdale Road entrance".
- A proposal is attached for security enhancement for the pool and clubhouse areas.
- A low voltage transformer located at the entrance has been stolen and is being replaced.
- Obtained proposal for a leg press machine from Appetite for Fitness.
- See attached Maintenance Journal for all other items completed to date.
- The Resident Move-In report is attached for your review.
- Sharon and I continue to field telephone calls and e-mails.
- Community inspections have been completed (violation report attached).

ITEMS REQUIRING BOARD DISCUSSION OR DECISION

- March, April and May Financials

Resolution Approving NewPath Proposal to Install Antenna
Installation
June 24, 2010

RESOLVED, the Board has determined that the NewPath Networks proposal to install two antennas in the community, one in the common area at the Northeast corner of E. Visao and Balao, and one in the common area North of the intersection of Ponte Bella and Moura, are in the best interest of the Association and a majority of the Owners and will not have an adverse affect on the Association and the Owners, and is hereby approved, subject to:

- (a) approval by the City of Scottsdale in all respects that the placement of the antenna on Association common area will not violate any rule regarding N.A.O.S.,
- (b) that NewPath Networks enter into a lease with the Association on such terms and conditions as the President and Treasurer shall jointly determine, and
- (c) that the Board provide notice to the community according to the rule set forth in Section 4.8 of the CC&Rs and that Owners representing less than ten percent (10%) of the votes object in writing to the Association within thirty (30) days after the giving of such notice.