

**BELLASERA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Bellasera Community Clubhouse
June 22, 2006
7:00 p.m.**

Members Present: Chuck Roach, President
Shawn Meyer, Vice President
Bob Shriver, Secretary
Bruce Martin, Director

Members Absent: Dennis Noone, Treasurer

Others Present: Patti Smith, Community Manager, AAM
Sheila Ricci, Recording Secretary, AAM

Call to Order: Chuck Roach called the meeting to order at 7:02 p.m.

Q & A: There were no questions or comments from homeowners present.

Approval of Minutes: Chuck Roach moved to approve the May 25, 2006 Regular Board Meeting Minutes and June 15, 2006 Board Study Session Minutes as amended. Motion carried unanimously.

Committee Reports: Charles Schroeder reviewed progress of the Budget and Finance Committee in addition to the minutes attached to the Board packets.

Bruce Martin discussed the new projects the Building & Grounds Committee has been assigned and that they are still recruiting with presently two members serving.

Susan Loiselle of Governance had no new items to report as the Board will be meeting next month to review the proposed revision to the ByLaws and CC&Rs.

Management Report: Patti Smith referred the Board to the line item list included in the Board packets and asked if there were any questions.

Patti Smith discussed the roof repair work to be performed by JWC and that Jim Brown Roofing has been recommended by JWC as the metal roof subcontractor.

Patti Smith reviewed three bids for guardhouse security. As Securitas still remains the lowest bidder with 2.3% increase from last year Smith recommended the Association retain their services. Chuck Roach moved to approve the renewal of the Securitas contract for one more year, as not to exceed \$150,000 in cost. Motion carried unanimously.

Unfinished Business: Chuck Roach reported on the appointment of new Board members to the Board of Directors.

Chuck Roach addressed a previous concern by a resident on the current policy of allowing vehicles to park in the clubhouse parking lot for 72 hours with permission from the Community Manager. Roach noted the Board has considered this concern and has decided not to change the policy.

Chuck Roach asked the new Building & Grounds Committee to review options for back gate security.

Shawn Meyer had no updates on the new fitness area television sets as Dennis Noone had been working with this action item.

Chuck Roach moved to approve the revised facilities policy as amended. Motion carried unanimously.

Chuck Roach moved to approve the process of having homeowners contact the Maricopa County Animal Control by Community Association staff. Motion carried unanimously.

New Business: Chuck Roach the audience on the new projects that the Building & Grounds Committee has been assigned to work on with the Community Manager. The installation of community trash cans at mailbox sites will be discussed in the future.

Shawn Meyer discussed progress made on the organizational chart.

Chuck Roach moved to approve the revised Building & Grounds Committee charter dated June 22, 2006. Motion carried unanimously.

As there was no further business to discuss, the meeting adjourned at 8:10 p.m.

A Special Board meeting will be held on July 20, 2006 at 7:00 p.m. to discuss the CC&R's and the ByLaws revisions proposed by the Governance committee.

The next regular Board meeting is scheduled for Thursday, August 24, 2006 at 7:00 p.m.

Respectfully submitted,

Sheila Ricci
Recording Secretary