

**BELLASERA COMMUNITY ASSOCIATION**

**www.AZBellasera.org**

**Board of Directors**

**Thursday June 28, 2007 – 7:00PM  
Bellasera Community Center  
7350 East Ponte Bella Drive, Scottsdale, Arizona**

**AGENDA**

- I. **Call to order**
- II. **Meeting Protocol**
- III. **Member Comments and Questions**
- IV. **Approval of Minutes**  
**(May 24, 2007)**
- V. **Reports**
  - **President**
  - **Treasurer**
  - **Budget and Finance**
  - **Communications**
  - **Activities**
  - **Community Manager**
- VI. **Unfinished Business**
  - **None**
- VII. **New Business**
  - **Community Standard for Side Gates**
  - **Noise Abatement Policy Re: Start Times and End Times for Service**
  - **Board Elections**
- VIII. **Adjournment**

**BELLASERA COMMUNITY ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

**Bellasera Clubhouse, 7350 East Ponte Bella, Scottsdale, Arizona**

**June 28, 2007**

**In Attendance:** President Chuck Roach; Treasurer Dennis Noone; Director Bruce Martin; Secretary Bob Shriver 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 7:02 p.m.

**Approval of Minutes:** Chuck Roach entertained motion to approve the May 24, 2007 minutes. Dennis Noone seconded the motion and it was a unanimous vote to approve the previous month's minutes.

**President Report:** Chuck Roach deferred to Community Manager for his report.

**Treasurer's Report:** Dennis Noone stated that Bellasera was in great financial condition. He discussed the fiscal year end approaching and gave a status on funds available.

**Budget and Finance:** Charles Schroeder discussed the transponder situation, reserve study and the banking structure. He also said that investment guidelines will be worked on.

**Communications:** Keith Christian said that they will only be doing an electronic directory this year. He gave the return on the CC&R's and Bylaws. 101 had been received. They need 183 for the Bylaws and 241 for the CC&R's. They plan on making follow-up telephone calls.

**Management:** Marshall Chess covered the community walls painting project and summarized different maintenance items that had been taken care of including pool & spa problems.

**Old Business:** **None**

**New Business:** Chuck Roach proposed community wide standards for gates & noise abatement policies.

After some discussion, Bruce Martin moved to adopt the policy for the community wide standard for gates. The board voted unanimously to approve the motion. (See enclosure 1)

Chuck Roach proposed the consideration of a noise abatement policy for services to the community. The prohibited hours are before 7AM and after 5PM. A motion to establish a noise abatement policy was unanimously passed. ( See enclosure 2)

The Board elections at the annual meeting were discussed. Chuck stated that the attorneys were consulted regarding the elections and in their opinion a legal election was conducted. They recommend that we proceed with the board that we have. The Community Manager apologized to the members of the community present that he felt he should have caught the error that there was 4 open positions and not just 2 positions open but Chuck Roach accepted the responsibility and also said that he should have caught it. Dennis Noone moved to let the election results stand and be validated and that the seven member board be accepted. After discussion and comments by other Board members and Association members present the motion was approved 3-1 with Bob Shriver voting against the motion.

Adjournment: The meeting was adjourned by the Board President at 7:54 PM.

Enclosure 1 – Community Wide Standards for Gates date 06-28-2007.

Enclosure 2 - Noise Abatement Policy dated 06-28-2007.

Respectfully submitted,

Terry Schuman  
Recording Secretary

Bob Shriver  
Secretary

**BELLASERA COMMUNITY ASSOCIATION  
7350 E. PONTE BELLA Dr.  
SCOTTSDALE. AZ. 85266**

**Effective June 28, 2007.**

**Community-Wide Standards for Gates**

**The metal portion of all gates will be maintained so that no rust is visible from a distance of five feet. The metal portion of all gates will be painted to match wrought-iron fencing throughout the community. The paint color is Frazee Bernard Brown.**

**The wood slats encompassed in side and other gates will be maintained so they do not appear weathered. A clear stain is preferable. Slightly darker stain, linseed oil, or paint, which matches the body color of the home are all acceptable alternatives.**

**NOISE ABATEMENT**

**No resident, contractor or visitor will use any noise making device, such as a leaf blower, mower, hedge trimmer, saw, or similar device, which can be heard inside any home in the vicinity, prior to 7:00 A.M. or after 5:00 P.M.**