

**BELLASERA HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Desert Broom Library  
August 22, 2005  
6:30 p.m.**

**Members Present:** Carol Sotnick, President  
Bruce Martin, Secretary  
Paul Broad, Treasurer  
Michael Simpson, Director

**Members Absent:** Thomas Crawford Love, Jr., Vice President

**Others Present:** Patti Smith, Community Manager, AAM  
Amanda Shaw, President, AAM  
Ercell Sherman, Vice President Community Mgmt., AAM  
Michael Johnson, Controller, AAM  
Sheila Nazareth, Administrative Assistant, AAM  
Ben Smith, Bellasera  
Melanie Veach, Recording Secretary, AAM

**Call to Order:** Carol Sotnick called the meeting to order at 6:30 p.m.

**Board Appointments:** There was one position available on the Board and only one candidate, Michael Simpson. Michael Simpson was unanimously accepted as the new board member.

Bruce Martin nominated Carol Sotnick as President. Carol Sotnick nominated Thomas Crawford Love, Jr. to be Vice President, Bruce Martin nominated to be Secretary, Paul Broad nominated to be Treasurer and Michael Simpson as Director. Nominations passed unanimously.

**Approval of Minutes:** Carol Sotnick moved that the Minutes of 6/1/05 approved as written. The motion passed unanimously.

Carol Sotnick moved that the Minutes of 7/6/05 be approved with the correction that Carol Sotnick should read as Vice President. The motion passed unanimously.

Carol Sotnick moved that the Minutes of 7/14/05 be approved. Sotnick should read Vice President. The second page of the minutes the wording was changed from "the Board moved have" to "the Board moved to contract with AAM as the new management company of Bellasera." The motion passed unanimously.

**New Management:** Ercell Sherman introduced all AAM personnel present to the Board and homeowners. He discussed the transition process, checklist and answered homeowner questions regarding the transition.

Homeowner asked the days and hours Sheila Nazareth would be in the office and if a sign for the door could be made. Carol Sotnick asked Patti Smith to respond to the request.

Paul Broad asked if a confirmation for sure-pay was available. Ercell Shermann, AAM responded in the affirmative.

**Treasurers Report:** Paul Broad reviewed the Financials for July. He mentioned a Tax Report for 2004 was needed to be done and suggested by Mark Reece, CPA. Estimated cost is \$750.00. The report to be completed within six weeks. This was per Michael Johnson's reference. Michael Johnson will provide two or more names for comparison. Carol Sotnick moved for

approval of obtaining a 2004 Tax Report. The motion passed unanimously.

**Management Report:** Patti Smith reviewed her accomplishments since August 1, 2005, which included all Bellasera vendors and thanked Ben Smith for his assistance in the transition.

**New Business:** Ben Smith discussed bids for three umbrellas. Carol Sotnick moved that three umbrellas be approved at a cost of \$1,131.81. The motion passed unanimously.

Ben Smith discussed bid for wash and landscape clean-up/repair. Board and homeowners had several concerns about certain areas previously approved with a different landscape company which were not completed. Carol Sotnick moved lots B81 and B82 be approved. Lots 134 and 135 were already being repaired. The motion passed unanimously.

Homeowners group presented a proposal to pay for benches in the park, bids and pictures provided. Board discussed their concerns. Homeowners asked questions and/or made comments. Carol Sotnick moved for approval. The motion failed in a tie vote. Bruce Martin and Mike Simpson voting yes.

Ben Smith presented three bids for the repair of community mailboxes. Board then homeowners discussed. Carol moved to accept CE Paintings' contract at a cost of \$1,908.01. The motion passed unanimously.

Ben Smith presented three bids to bring wrought iron pool fence up to code. Board then homeowners discussed. Bruce Martin moved to accept Bell Mobiles' contract at a cost of \$1,465.00 with request for outside of gate. The motion passed unanimously.

Ben Smith presented four bids to paint clubhouse, trash enclosure, walls, and iron bridge rails. Board and homeowners discussed. Board asked Patti Smith her recommendations on the painting contract. Paul Broad moved to accept CE Paintings' contract at \$7,787.06 and that it be paid from Reserves. The motion passed unanimously. Handyman's' contract to be tabled for more information.

**Committee Reports:** Paul Anetsberger gave Ad Hoc Management Committee report and congratulated Ben Smith on a job well done.

Keith Christian discussed the results of the Resale Assessment Survey and Bellaseras' newsletter. Carol Sotnick moved that due to the Resale Assessment Surveys results, the Board take no further action. The motion passed unanimously.

**Old Business:** Carlton Rooks asked how to handle taking \$10,000.00 out of the budget since the original budget was drawn up with CCMC as the managing company. Paul Broad questioned if a new budget should be drawn up. The matter was deferred for review.

Discussion on the clean up of the Reserves was withdrawn from the agenda with no dissent.

Charles Schroeder read the monthly income, budget, reserve and tax reports to the homeowners.

Carol Sotnick moved to dissolve the Ad Hoc Management Committee and thanked them for doing an outstanding job. The motion passed unanimously.

Carol Sotnick moved to appoint Francis Sorg to Budget & Finance. The motion passed unanimously.

Carol Sotnick moved to appoint Marcia Lekowitz to Activities Committee. The motion passed unanimously.

Carol Sotnick stated that there would be a number of items on the Planning Commission's agenda, including

an item on the use of Rawhide. In addition, the venue was changed from City Hall to the Via Linda Senior Center, which is smaller than City Hall. She suggested that those planning to attend should arrive between 4:30 p.m. and 5:00 p.m. as seating is limited.

The Modification Committee made a resolution that Carol Sotnick read to the homeowners. Board and homeowners discussed and/or asked questions. After this debate and amendment, Carol Sotnick proposed "Be it resolved, the Board, charged with acting in the best interests of the community, believes that the August 10 Pederson Proposed Site Plan for the Lone Mountain and Scottsdale Road development is an acceptable compromise based upon the previously identified critical community priorities.

The Board is also aware and understands that those in our community most affected have other opinions and priorities that are not reflected in the previous statement and are not remedied in the proposed plan.

Based upon the indicated expectations of the Scottsdale City Government process and the City Staff Project Manager, the Board will send a representative speaker to the August 24 Planning Commission hearing to present this resolution." The motion passed unanimously.

Paul Broad discussed the Recognition Event scheduled for October. He has concerns for the amount of people and cost. Also asked to change the date due to holidays. Board discussed this matter. Carol Sotnick relieved Paul Broad of this task and asked Michael Simpson to take the assignment, which he accepted.

There being no further business to come before the meeting, the meeting adjourned at 8:30 p.m.

The next board meeting is scheduled for Tuesday, September 20, 2005 at 6:30 p.m.

Respectfully submitted,

Melanie Veach  
Recording Secretary

Approved by:

Bruce Martin, Board Secretary