

BELLASERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
August 23, 2007 7:00 PM
AGENDA

Call to Order

Meeting Protocol

Member Comments and Questions

Approval of Minutes

- July 28, 2007

Reports

- President
- Treasurer
- Budget and Finance
- Communications
- Activities
- Community Manager

Unfinished Business

- None

New Business

- Design Guideline Changes

Adjournment

BELLASERA COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING

Bellasera Clubhouse, 7350 E. Ponte Bella, Scottsdale, Arizona

August 23, 2007 - 7:00 pm

In Attendance:

President Chuck Roach; Vice President Dennis Carson; Director Bruce Martin were in attendance. Treasurer Dennis Noone; Secretary Bob Shriver; Director Shawn Meyer; and Director David Redman were not in attendance. Representing AAM were Bellasera's Community Manager Marshall Chess, Earlene Morgan, Administrative Assistant and Terry Schuman, Community Manager and Recording Secretary.

Call To Order:

Chuck Roach called the meeting to order at 7:07 PM. He announced even though they did not have a quorum the meeting would proceed and that they would not be voting on any issues.

Approval of Minutes:

Chuck Roach announced that the minutes from June 28, 2007 would not be approved at this meeting because of the lack of a quorum.

Home Owner's Questions:

Charles Schroeder questioned a topic from the Study Session meeting agenda regarding collecting a security deposit from homeowner's wishing to rent the activity room. This was due to there being a much larger mess to clean up after a few of the rentals and it was costing the Association an additional amount to have the room cleaned. At the study session it was determined that the Association would go back to the individuals who rented the room and collect a fee for additional cleaning.

President's Report:

Chuck Roach discussed Dave Redman's role in establishing the Building & Grounds Committee and that he was suggesting changes in the charter. Chuck suggested emails and a unanimous consent

form to accomplish this. It was announced that Trish Dixon, Paul Anetsburger and Bob Miller have volunteered to be on the committee in addition to David Redman. Paul Anetsburger asked if the authorization level would be different on this new committee. Chuck Roach stated that the Buildings & Grounds Committee will be an advisory group and the recommendations of the Buildings & Grounds Committee will be considered by the Board and carried out by the Community Manager and AAM. The July 31st storm and resulting repairs required were discussed. Chuck stated that in their Study Session the Board discussed their 2007-2008 goals.

Treasurer's Report:

None.

Budget & Finance:

Charles Schroeder covered the Association's Financials and went through various line items. He said they were working on an alternative banking relationship based on wanting a greater return for the Association's money.

Communications Committee:

Keith Christian said that they have received enough votes to pass the new Bylaws but that the CC&Rs needed 241 votes and have only received 204. He stated that they were discussing alternative ways of getting more home owners to respond. Marshall Chess suggested that the Board publicly ratify the documents when sufficient votes are received, that merely obtaining sufficient votes alone would not pass them.

Management Report:

Marshall Chess continued the discussion of the Bylaws and CC&Rs saying the count of returned approvals should be confirmed before making a formal announcement of the results. He stated that the two smaller Bellasera Community Association checking accounts had been closed because they were not being used. There was discussion on how Arrowhead Chlorination's checks were being issued; Marshall said that the checks are made out according to how the vendor is registered with AAM. A suggestion that a daily balance of funds be kept and he stated that it would be difficult to monitor because of the number of transactions that

would affect this balance. Chuck Roach said there would have to be more discussion as to what system works best. Marshall Chess stated that if an item being paid was truly a reserve item then the funds would be taking from the reserve account and not the operating budget. He brought up the 3-4 bids from Four Peaks totaling around \$5,000.00. Bruce Martin said the description was the same on all of them. Marshall explained it was for big machinery and clean up in different areas of Bellasera. Chuck Roach stated that they should get 1-2 additional bids for the work. Marshall Chess introduced Earlene Morgan as the new Administrative Assistant and announced that Terry Schuman the former Administrative Assistant had been promoted to a Community Manager handling her own portfolio of communities.

Old Business:

None.

New Business:

Chuck Roach reiterated that because quorum was not met that they would not be voting on anything. He did say they would be suggesting changing some of the Design Guidelines regarding the times that trash dumpsters could be put out at the curb and the times by which they need to be returned. They would like to limit the time to 3 days before bulk trash pick up week that bulk trash could be put out. Currently the City of Scottsdale says it can be put out up to 9 days before.

Adjournment:

The meeting was adjourned at 7:54PM.

Respectfully Submitted,

Terry Schuman
Recording Secretary

BELLASERA COMMUNITY ASSOCIATION
2007-2008 Goals

1. Evaluate the need for and, if required, reestablish the Building and Grounds Committee.
2. Establish a periodic Welcome event for new homeowners.
3. Establish procedures for follow up inspections of property modifications.
4. Establish an annual get together for members of the Board, Committees and Community Management.
5. Put more emphasis on recruiting volunteers for the Board and Committee positions.
6. Monitor construction of the new shopping center for compliance with applicable rules and agreements.
7. Evaluate and possibly upgrade security in the community.
8. Gather demographic information about our members and use this data to assist in long range facilities planning.
9. Evaluate the operating budget and reserve processes for improvements.
10. Evaluate the present Board meeting protocol to determine if the use of the Study Session is effective and necessary.
11. Evaluate the effectiveness of the contracting procedures implemented last year.
12. Review all policies and procedures for relevancy and effectiveness.
Reorganize the policies manual for ease of understanding and reference.
13. Review unworkable Design Guidelines (example: trash bins and street parking) and propose revisions to the Modifications Committee.

Bellasera Community Association
Proposed Amendment to the Design Guidelines
Article III B. Trash and Recycling Containers

Proposal:

- 1) Change the title to Garbage and Trash
- 2) Revise the wording as follows:

No garbage or trash shall be stored in such a way that it is visible from the street or adjoining properties unless it is in containers provided by the City of Scottsdale for such purposes.

Trash and recycling containers may not be stored in the front area of any home. They shall be placed in the trash pick-up area no earlier than 5:00 P.M. the day prior to pick-up and removed no later than 11:59 P.M. the day of pick-up.

Bulk trash shall not be stored in the front area of any home. Bulk trash shall be placed in the trash pick-up area no earlier than three days prior to the designated beginning day of the week specified for bulk trash pick-up by the City of Scottsdale.