

**BELLASERA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Bellasera Community Clubhouse
August 24, 2006
7:00 p.m.**

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

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 June 22, 2006 Regular Board Meeting Minutes and July 20, 2006 special Board Meeting Minutes. Motion carried unanimously.

President Report: Chuck Roach explained the annual insurance review and noted full compliance with the CC&R's.

Treasurer Report: Dennis Noone read an overview of the year-end budget.

Committee Reports: Clayton Loiselle informed the Board that there will be a Budget and Finance meeting scheduled for 8/25/06 and due to there being no meeting in July, there was no news to report. Chuck Roach also announced the conversion of the Bellasera financial statements to standardized AAM chart of accounts is currently in process.

Per Keith Christian, Charles Roach reported that the 2006-2007 community directories should be available as scheduled at the end of the month.

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 presented a bid from A Sign that Sells to revinyl the current street signs for the amount of \$6,858.00. Chuck Roach moved to approve the bid based on specific wording in the contract indicating a 7 year warranty and the specific warranty inclusions. Motion carried unanimously.

Chuck Roach and Patti Smith discussed arrangements made with John Wayne Construction to repair the drywall in one of the men's restroom showers in the amount of \$1,797.00 and for Total Property Maintenance to re-tile the area for the amount of \$1,450.00. The President notified the Board that he had OK'ed this project as one within his spending authority.

Patti Smith discussed her meeting with Pavement Maintenance Information Source (PMIS) and Bruce Martin of Building and Grounds Committee to evaluate and identify and devise a program for streets in community needing work. This would include a maintenance plan. The survey cost was in the amount of \$3,725.00 and coring of 10 samples was in the amount of \$800.00. Bruce Martin noted PMIS is a nationally renowned company and comes with outstanding qualifications. The potential impact of this survey on the Reserve Plan was discussed by the Board and others present. Bruce Martin moved to approve the total contract in the amount of \$4,525.00. Motion carried unanimously.

Unfinished Business: Bruce Martin reviewed the Building & Grounds recommendations on back gate security, community trash receptacles, erosion study, and the asphalt study. Based on the research conducted, no further action will be taken on the back gate security device and placement of trash cans around the community for dog waste. Bruce Martin stated that Four Peaks Landscape was conducting an erosion study for \$1,300 under the Community Manager's

authority.

Chuck Roach discussed the assessment credit/budget and moved to defer any such credit to the homeowners of excess operating surplus until a complete 2007 reserve analysis is conducted. (see attached) Motion carried unanimously.

New Business: Chuck Roach moved to approve a resolution allowing Board members to vote on committees:

**“Whereas the effective policy regarding voting privileges of Board members while serving on Association Committees appears to be confusing,
Be it resolved: Members of the Bellasera Board of Directors appointed to serve on any Committee chartered by the Board of Directors are hereby authorized to vote on Committee items that come up for vote”.**

Motion carried unanimously.

As there was no further business to discuss, the meeting adjourned at 8:20 p.m.

The next Board Study Session is scheduled for Thursday, September 21, 2006 at 7:00 p.m. and regular Board meeting is scheduled for Thursday, September 28, 2006 at 7:00 p.m.

Respectfully submitted,

Sheila Ricci
Recording Secretary

(attached from Unfinished Business):

----- Original Message -----

From: [Michelle Dennis](#)

To: [Chuck Roach](#)

Cc: dnoone@cox.net ; [Amanda Shaw](#) ; [Patti Smith](#) ; [Michael Johnson](#) ; [Sheila Ricci](#) ; [Marie Disney](#)

Sent: Friday, August 25, 2006 3:33 PM

Subject: Bellasera Billing 06-07 FYE

Chuck,

Thank you for speaking with me today. Per our telephone conversation, the Bellasera billing has/will occur as follows:

The 7/1/06 invoices included a quarterly charge of \$468.00 per lot. Since then, each homeowner has been issued a \$12 credit to their account (dated 7/1/06) to reflect the new budgeted assessment of \$456.00 per lot.

The 10/1/06 invoices were charged correctly with the new assessment of \$456.00 per lot. However, because of the \$12 credit from 7/1/06, they will only have to pay \$444.00 in October.

Also, although there was a year-to-date surplus last fiscal year, it was decided at the meeting that there aren't going to be any additional credits issued to any homeowners at this time.

**I have to add a disclosure that this mathematical calculation applies to the homeowners who had a zero balance as of 6/30/06, and have no other pending charges/credits on their account. At the October billing, some may owe amounts exceeding or less than \$444.00.

Let me know if there are any questions regarding this.

Thank you,

Michelle Dennis, Senior Accountant
ASSOCIATED ASSET MANAGEMENT