

**BELLASERA COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Bellasera Community Clubhouse  
7350 E. Ponte Bella Drive, Scottsdale Arizona, 85266**

**August 27, 2009**

**MINUTES**

**Members Present**

- Chuck Roach, President; Dennis Carson, Vice President; Bob Shriver, Secretary; Ted Dixon, Treasurer and Hope Kirsch, Director

**Others Present**

- Viola Lanam, Community Manager, AAM
- Sharon Foxworth, Administrative Assistant and Recording Secretary, AAM
- Three homeowners were in attendance.

**Call to Order**

- Chuck Roach, President, called the meeting to order at 6:00 p.m. He reminded everyone present that it was a formal meeting and we would follow the Robert's Rules of Order.

**Approval of Minutes**

- A motion was made to approve the minutes from the June 25, 2009, meeting be approved as submitted. Motion carried and the minutes were approved.

**Management Report**

- Viola Lanam highlighted problems with fitness center doors and the guardhouse computer system. See Attached management report.

**President's Report**

- Chuck reviewed the article he wrote for the September Newsletter regarding the finishing up of sealing the rest of the streets in Bellasera and the CC& R/Design Guideline issues.

**Treasurer's Report**

- Ted Dixon thanked Viola for working with AAM staff accountant to rectify past issues with accounts receivable.
- He asked if the work that was done in July could be spread over a 12 month period to alleviate the strain of the invoices having to be paid in one month.

**Budget and Finance Report**

- Charles Schroeder reported that for this fiscal year there is \$125,070 allotted for smaller items pool cushions, gate readers, steam generator, pool heater repair and etc. Bob Shriver stated that pool chair cushions were worn thru and should be replaced.
- There was discussion regarding the need to re-plaster the pool and Chuck asked the board to take a look at the pool and pool deck to see if it should be repaired this year or if they felt it could wait.
- There has been a small income from violation fees and a refund from the phone company.
- Charles suggested that the committee keep a defined difference between the operating expenses and other funds.

**Building and Grounds Report**

- None

**Communications Report**

- None

**Modifications Report**

- Bob Shriver reported that the committee will meet next month to define the Governing Documents regarding paint schemes, metal art hung on the front or side walls, yard art and unauthorized plants

**Social Committee Report**

- None

**Old Business**

- None

**New Business**

**Possible Dog Park**

- Chuck stated that the dog park concept was discussed at a board study session. He summarized the three preliminary bids for fencing the proposed for the area west of the existing grass area and suggested that we get bids on the cost of clearing the area designated for the dog park and on a watering system for the area.
- A question was asked if the proposal submitted for the dog park meets the specifications according to Scottsdale regulations and guidelines. The response was that since it is on private property we did not have to meet the specifications. In further discussion it was suggested that if built, it should meet city standards. The height of the fence would be five feet.
- There was discussion on the best way to get suggestions from residents and a survey was decided upon.
- It is expected that the survey would result in responses from three categories: dog owners that want to use the park, non-dog owners that are willing to pay for it and from those who do not want to pay at all. The board discussed the sensitivity of the dog issue and that it was critical how we present this proposal to the homeowners.
- The location of the proposed dog park was chosen based upon the best access to water, parking and shade.

**Pack Rats**

- In response to several questions to management regarding pack rats, a City of Scottsdale article on the subject was approved to be in the September Newsletter on how to handle pack rats.

**Reserve Study**

- Chuck reviewed the Reserve Study. He advised that the Reserve Fund was nearing 60% and recommended we go for 70% or higher.

**Yard Art & Prohibited Plants**

The President's newsletter asks that residents tell the board if they think the CC&Rs are too restrictive and what the community wants as a whole.

**Questions from the Floor**

- None

**Adjournment**

- There being no further business, the meeting was adjourned at 7:10 p.m.

The next regular Board meeting is scheduled for September 24, 2009, at 6:00 p.m.

Respectfully submitted,

*Sharon Foxworth*

Sharon Foxworth  
Recording Secretary

Approved by,

*Robert Shriver*

Robert Shriver  
Board Secretary

Attachment:  
Community Manager's Report

**Bellasera Community Association  
Board of Directors – Regular Session  
Thursday, August 27, 2009**

***FINANCIALS:***

**June and July 2009** Financials are attached. As of **6/30/2009** there was **\$29,242** in the Operating checking account, **\$945** in the Onsite checking account and **\$54,465** in the Operating Savings/Merrill Lynch account, totaling **\$84,652** in total working capital. A **Reserve Savings** balance of **\$682,495** is **54.51%** of the projected **\$1,251,998** Reserve Study goal for end of FYE 2008-09. The community was approximately **\$1,299 over** budget in operating expenses for June, and was **\$16,570 over** budget for FYTD.

As of **07/31/2009** there was **\$23,134** in the Operating checking account, **\$820** in the Onsite checking account and **\$54,500** in the Operating Savings/Merrill Lynch account, totaling **\$78,454** in total working capital. A **Reserve Savings** balance of **\$743,158** is **55.73%** of the projected **\$1,333,281** Reserve Study goal for end of FYE 2009-10. The community was approximately **\$2,530 under** budget in operating expenses for July, and was **\$2,530 under** budget for FYTD.

**MAJOR ITEMS COMPLETED SINCE LAST MEETING:**

- Approved and coded invoices for AP processing
- Reviewed June and July financials and prepared MTD/YTD variance reports.
- Followed up on questions and concerns from Budget and Finance Committee
- Contacted Shasta to repair the grates at the beach front entry to the pool
- Contacted Azteca Doors to repair glass doors in fitness center as they are not closing property. If it is possible, perhaps locks should be placed on these doors.
- The office telephone service has been bundled with Cox Communication
- Tree trimming is scheduled for October 1<sup>st</sup>. Original proposal was \$6,035 and the revised proposal is \$3,000. The revised proposal is for 60 trees to be trimmed in lieu of 71 trees and the unit cost went from \$85 to \$50.
- Acquired three proposals for the dog park fencing (attached)
- Additional transponders have been taken to Batteries Plus for battery replacement in preparation for the return of homeowners beginning probably in October.
- The computer system at the guard house failed on Monday; the IT department was able to get it up and running again. This system is running on Windows 95. I am having our IT Department prepare a cost estimate to have the system replaced before it fails completely.
- Sharon and I continue to field telephone calls and e-mails.
- Community inspections completed (violation report attached).

**ITEMS REQUIRING BOARD DISCUSSION OR DECISION**

- June and July 2009 Financials