

BELLASERA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Bellasera Clubhouse
September 19, 2005
6:30 p.m.

Members Present: Carol Sotnick, President
Thomas Crawford Love, Jr., Vice President
Bruce Martin, Secretary
Paul Broad, Treasurer
Michael Simpson, Director

Others Present: Bob Littlefield, City of Scottsdale Councilman
Kathy Littlefield
Jim Pederson
Sheila Nazareth, Administrative Assistant, AAM
Melanie Veach, Recording Secretary, AAM

Call to Order: Carol Sotnick called the meeting to order at 6:30 p.m. Due to time constraints Carol Sotnick asked that the order of the Agenda come after the guest speakers.

Guest Speakers: Councilman Bob Littlefield spoke about the process of developing projects Jim Pederson and Bob Littlefield answered homeowner questions.

Carol Sotnick called on Edward Burch with a possible Resolution.

Edward Burch discussed a meeting he attended with Chief Planning Officer and General Manager Gary Pederson and Karen Husted where they came up with a plan to build a berm with vegetation to help buffer the noise. Builder has used all his NAOS so Bellasera would have to grant an easement for this berm.

Carol Sotnick called on Jim Peterson to clarify this for the homeowners, which he did. Considerable discussion ensued.

Crawford Love, Jr. read to the audience a Resolution he drafted for the Proposed Site Plan. Board of Directors discussed whether to accept Resolution as written:

“Be it resolved that the Bellasera Board of Directors supports the installation of berm and additional screening landscaping on Bellasera property at the expense of the Pederson group as long as installation meets city, county, and governmental guidelines. This installation is subject to community approval per item 4.11 of the Bellasera CC&R's.”

Carol Sotnick made a Motion to accept the Resolution. Resolution passed unanimously.

Crawford Love, Jr. thanked the guest speakers for their help, support and coming to the meeting.

Carol Sotnick called for a 5 minute recess at 7:45 p.m.

Carol Sotnick called the meeting to order at 8:50 p.m. and asked if there were any other questions of the homeowners. She then asked to skip the Minutes and Presidents Report.

Financial Report: Charles Schroeder reviewed the July financials. The current financial situation is excellent.

Carol Sotnick asked the Committees to have future Resolutions submitted at least five (5) days prior to a Board Meeting so that it can be included in the Board Packets and the Board have time to

review prior to a meeting.

New Business: Carol Sotnick read letters from homeowners that the Board and/or AAM received.

Carlton Rooks stated he felt the Board of Directors had to lower monthly assessment and change the Budget since AAMs' contract was lower than the previous management company. Board and homeowners discussed their view on this issue. Carol Sotnick said the matter has been referred to the Board attorney.

Carol stated that a flyer called the "Bellasera Bugle" was circulating within the community. Carol Sotnick contacted the real estate office manager and agents and agreed to a disclaimer.

Sheila Nazareth discussed her job duties and hours and the reason for requesting extra hours temporarily. The matter was postponed to the next Board meeting.

Crawford Love, Jr. (Modification Committee), discussed the three homes with nonconforming slate entry ways. There was discussion amongst Board and homeowners. Carol Sotnick made a Motion to grand-father in the black slate and not make the homeowner remove it. Motion passed unanimously.

Carol Sotnick made a Motion to reappoint Board of Directors to the following Committees:

Michael Simpson, Activities Committee
Bruce Martin, Building & Grounds Committee
Carol Sotnick, Communications Committee
Crawford Love, Jr., Modification Committee
Paul Broad, Budget & Finance Committee

Motion passed unanimously.

Due to the Guest Speakers and length of the Agenda, it was agreed to carry over the remaining items to September 28, 2005 at 6:30 p.m. Meeting adjourned at 8:38 p.m.

The next board meeting is scheduled for Tuesday, October 18, 2005 at 6:30 p.m.

Respectfully submitted,

Melanie Veach
Recording Secretary

Approved by:

Bruce Martin, Board Secretary