

**BELLASERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
Bellasera Community Clubhouse
7350 E. Ponte Bella Drive, Scottsdale Arizona
September 25, 2008**

MINUTES

Members Present

- Chuck Roach, President; Dennis Carson, Vice President, Bob Shriver, Secretary, Bruce Martin, Director

Members Absent

- Secretary; Dennis Noone, Treasurer; Hope Kirsch, Director

Others Present

- Viola Lanam, Community Manager, AAM
- Sharon Foxworth, Administrative Assistant and Recording Secretary, AAM

Call to Order

- Chuck Roach, President, called the meeting to order at 7:00 p.m. He reminded the six residents present that it was a formal meeting and to follow protocol.

Homeowner Questions

- No questions from the floor.

Approval of Minutes

- The Minutes of August 28, 2008, were reviewed and the chair moved that the minutes be approved. Dennis seconded the motion and the motion carried unanimous consent.

President's Report

- Nothing to report.

Treasurer's Report

- Absent

Budget and Finance

- Charles Schroeder gave an extensive discussion and distributed a hand out regarding the security of Bellasera's assets and the current economic situation.

Modifications

- Two applications were submitted for approval. One submittal needs to provide a map of the placement of the projects and the other needs to obtain a permit from the city of Scottsdale before work can begin.
- The Modification Committee will be working on a revised Table of Contents for the Design Guidelines manual. This will incorporate all the new revisions and additions made by the committee in the last several years.

Building and Grounds

Topics Discussed:

- **Fence Painting Project:** The Committee recommended that the Board appoint someone(s) to assist management with oversight of the fence-painting project to ensure that the scope of work is properly executed.
- **Pool Umbrellas:** Bruce Martin presented to the Board an alternative for installation of permanent umbrellas. The Board approved for Bruce to continue investigation of this option.
- **Landscape Restoration:** The Committee was given approval to do a very high level review of Landscape Restoration needs in the community.
- **Mailbox Stations:** 1) the committee suggested that cleaning of the mailbox's become a regularly scheduled yearly event. 2) The committee suggested that landscape crew also have a scheduled stop at each mailbox station to rake up plant debris and rake crushed granite back to the walkways.
- **Clubhouse Dumpster:** The Committee presented to the Board a Proposed Resolution to restrict the Clubhouse dumpster usage to Clubhouse use only.
- **Asphalt Project:** The Committee asked the Board to provide adequate street signage and notices informing residents not to drive on uncured asphalt. The committee also asked the Board to consider some consequence for residents who decide to drive on uncured asphalt.

Chuck proposed a resolution to post a sign on the clubhouse dumpster. Bruce Martin moved to approve the resolution and it was unanimously approved.

Communications

Nothing to report.

Activities

Nothing to report.

Community Manager

Viola Lanam, Community Manager, discussed many of the items on her management report and the numerous repairs that have been completed. Other specific items discussed were:

- Reviewed August financials
- GB Contracting has completed repair of the tennis court fencing that was damaged by high winds.
- Fluoresco Lighting has repaired the monument lighting on north side of entrance. The breaker was repaired which has been causing the problem.

- Tri-City Appliance Service has again been called to repair the freezer. It is not freezing correctly.
- Flag pole lighting has been repaired by American Flag and Pole Company.
- Signs That Sell stated the Pasero sign should be installed by the end of the week.
- Four Peaks has cleaned out the drainage area at the rear entrance. Per John Eubank of Four Peaks there will always be standing water in this area as it is a low spot.
- General Acrylics is scheduled to resurface the tennis courts October 15th.
- The inspector for the Arizona Registrar of Contractors is scheduled to meet with Custom Estates Painting on September 30th. Chuck and I will also be attendance.
- Mailing completed for street resurfacing (copy attached); map and letter to be posted on website and at mailboxes.
- Requested The Pool Wizard to clean the pool deck.
- Maricopa Environmental Services inspected the pool and spa. At the time of the spa resurfacing, Shasta Pools apparently did not notify them for inspections as the work progressed. Shasta Pools was also notified by them and will advise us when the issues will be corrected (copy of report enclosed).
- Received view fence specifications for painting from Dunn-Edwards (attached).
- Proposal attached for two benches for the grassy area.
- Proposal attached for signage for trash enclosure.
- Proposal received from Raymac Construction to repair the stucco at the mailboxes and repaint for \$912.49. She indicated this cost includes the communication boxes and she said she would paint the light poles in the parking lot under this proposal.
- Contacted Turn Key to fix lock on one of the large package delivery boxes for the mailbox on Visao.
- Contacted J.J In & Out Cleaning Services for a proposal to clean mailboxes and lighting.
- Conducted Community inspections

ITEMS PENDING:

- Street Resurfacing
- *Tennis court resurfacing*
- Repainting walls
- View Fence Painting

Old Business

- A need to increase the material cost with Sunland Asphalt was discussed and Dennis moved to approve the increase. It was unanimously approved.
- Viola to find what method of painting the view fence Dunn-Edwards will use, electro static versus spray or roll on, and if it requires workers to go into yards.
- Chuck and Viola are to put together an RFP.
- A discussion regarding the consequence if a resident chooses not to paint the fence. The resident will be passed and it will be noted that they will be out of

compliance and if the house is sold the owner will be faced with having the fence painted before selling.

- The paint will be guaranteed for two to three years but the expectation is for five years.

Question from the floor

- If a resident does not want to paint their house what is the consequence?

Answer:

- If the resident does not paint the house, when the house is sold it will be considered out of compliance and will either have to be painted by the seller or buyer.

New Business

- The purchase and placement of new park benches was discussed. The board decided to go ahead with the purchase of benches with backs.

Discussion

- Bob Shriver asked about the accessibility to the homes during street sealing and residents are to be directed to the map that is posted on the website. A flyer will also be put on the door of the homes that will be affected the week prior to work being done on the street.

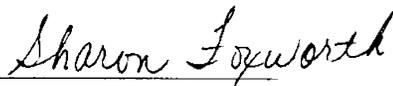
Adjournment

- There being no further business, the meeting was adjourned at 7:55 p.m.

The next regular Board meeting is scheduled for October 23, 2008, at 7:00 p.m.

Respectfully submitted,

Approved by,



Sharon Foxworth
Recording Secretary



Robert Shriver
Board Secretary