

**BELLASERA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Bellasera Community Clubhouse
September 28, 2006
7:00 p.m.**

- Members Present:** Chuck Roach, President
Dennis Noone, Treasurer
Bob Shriver, Secretary
- Members Absent:** Shawn Meyer, Vice President
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:** Chuck Roach asked if there were any questions or comments. One homeowner had a question about the street sign status. Chuck roach provided the current status of street sign repainting and that the signs should be back in place about October 2nd.
- Approval of Minutes:** Dennis Noone moved to approve the August 24, 2006 Regular Board Meeting Minutes and September 19, 2006 special Board Study Session Meeting Minutes. Motion carried unanimously.
- President Report:** Chuck Roach briefly commented on progress with ongoing clubhouse issues such as the roof, men's shower, and pool stair rope lighting, and discussed new projects such as replacing a few pool tiles and the pool caulking project.
- Treasurer Report:** Dennis Noone gave a progress report on the August financials and future reserve plan.
- Committee Reports:** Charles Schroeder gave an update on the BCA financials. Approved Minutes from the Budget & Finance Committee were also included in the Board Packets.
- Keith Christian explained that after some hurdles the Communications Committee has now been able to get the new directories out, and thanked Sheila Ricci for keeping the homeowner database constantly updated.
- Management Report:** Patti Smith referred the Board to the line item list included in the Board packets and asked if there were any questions. There were no bids to present at this meeting.
- New Business:** Chuck Roach discussed the community stucco and wrought iron fence painting and bids that were being gathered. Bob Shriver moved to defer painting of the wrought iron fence until next year's annual budget. Motion carried unanimously.
- Chuck Roach discussed a handout on the purchasing and contracting policy for the purpose of initiating authority of developing cost estimates and procedures for recurring and one-time contracts or asset purchases.
Bob Shriver moved to approve the policy as submitted. Motion carried unanimously.
- Chuck Roach briefly discussed the proposed 2006 Reserve budget that had been updated by Dennis Noone. This was followed by a discussion between Chuck Roach, Dennis Noone and Patti Smith regarding the process of handling reserve expenditures and operating expenditures.

As there was no further business to discuss, the meeting adjourned at 7:42 p.m.

The next Board Study Session is scheduled for Tuesday, October 17, 2006 at 7:00 p.m. and regular Board meeting is scheduled for Thursday, October 26, 2006 at 7:00 p.m.

Respectfully submitted,

Sheila Ricci
Recording Secretary