

Bellasera Community Association
7350 E. Ponte Bella Dr.
Scottsdale, AZ 85266
April 22, 2010

Members Present

- Dennis Carson, President, Ted Dixon, Treasurer, Anna Ingram, Director and Hope Kirsch, Director.

Others Present

- No representatives of AAM were present
- Several Homeowners

Call to Order

- Dennis Carson chaired the meeting and acted Secretary of the meeting in Robert Schriver's absence. The meeting was called to order at 6:00pm. He reminded everyone present that the meeting was a formal director's meeting, and would be conducted according to informal Robert's Rules of Order.

Resident Questions.

- There were no resident questions.

Approval of Minutes

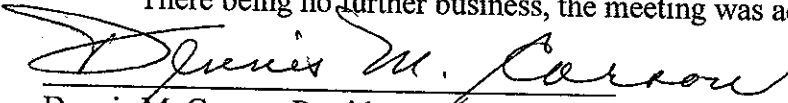
- A motion was made to approve the minutes from the March 25th 2010 meeting. The motion was approved.

Motions

- A motion was made to purchase replacement belts for the four treadmills. The motion was approved.
- A motion was made to replace the fallen saguaro at the back gate with an ocotillo. The motion was approved.
- A motion was made to purchase six garbage cans for placement at strategic locations within the community. The motion failed.

Adjournment

There being no further business, the meeting was adjourned at 6:45pm.

A handwritten signature in cursive script, reading "Dennis M. Carson". The signature is written in black ink and is positioned above a horizontal line.

Dennis M. Carson, President and acting Secretary

Bellasera Community Association
7350 E. Ponte Bella Dr.
Scottsdale, AZ 85266
April 25, 2010

Special Meeting Following the 2010 Annual Meeting

Call to Order

- The meeting was called to order by Dennis Carson at 3:40 PM.

Board Members Present

- Dennis Carson, Anne Chernis, Ted Dixon, Anna Ingram, Susan Loiselle, Mike Simpson

Order of Business

- First order of business was election of officers. Susan Loiselle moved that we elect the following slate of officers: President –Dennis Carson, Vice President-Mike Simpson, Treasurer-Ted Dixon, and Secretary-Anne Chernis. Motion was approved.
- There was a discussion on splitting the treasurer's position into two parts Annual Budget and Reserves. No action was taken.
- Dennis Carson moved that we approve the budget as recommended by the previous board. There was discussion on the social committee's budget and the holiday lights. A motion was made by Susan Loiselle to lower the social committee's budget to \$4000. The motion was approved.
- Dennis Carson moved that we appoint board members to the sit on the following committees:
 - Budget & Finance - Ted Dixon
 - Modifications – Anna Ingram
 - Buildings and Grounds – Mike Simpson
 - Social – Susan Loiselle
 - Communications – Anne Chernis
- Dennis announced that the Roberts Rules for Small Meetings will be used for Board meetings.
- Email between board members will be limited to establishing meeting dates.
- A special Board Meeting on May 12 to discuss issues dealing with security. A special Board Meeting is also scheduled for May 18 to discuss the proposal from NewPath applicable to the proposed installation of cell phone towers.

The next regularly Board Meeting is tentatively scheduled for May 27, 2010.

Respectfully submitted by,



Dennis Carson, President

BELLASERA COMMUNITY ASSOCIATION, INC
7350 E. Ponte Bella Dr.
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www.AZbellasera.org

Special Meeting May 11, 2010

Board Members Present: Dennis Carson, Anne Chernis, Ted Dixon, Susan Loiselle, Mike Simpson, Anna Ingram

- The meeting was called to order by Dennis Carson at 2:03 PM
- First item was director appointments and the question on write-in candidates, Anna Ingram and Ted Dixon, were asked if they were willing to serve on the board since the proper procedure had not been followed. The Board was asked to sign a written consent. But the consent was not posted in the three day time limit therefore making the appointments invalid.

Motion:

Susan Loiselle moved that Anna Ingram and Ted Dixon be appointed to the board. The motion carried.

Motion:

MOTION TO APPOINT ASSISTANT TREASURER

I move to appoint Kevin T. DeBolske, CPA Exec. V.P. - Chief Financial Officer at AAM as an Assistant Secretary of Bellasera Community Association for the sole purpose of acting on behalf of the Association in the matter of pursuing in an Arizona small claims court members of the Association who are delinquent in the payment of any amount due the Association.

The power to act on the Association's behalf with respect to any member of the Association is subject to prior approval of any other officer of the Association.

Motion carried.

Discussion regarding authorized signatures on the banking accounts preceded the motion to assign authorized signers.

Motion:

**MOTION TO AUTHORIZE OFFICERS TO EXECUTE BANK/BROKER
SIGNATURE CARDS AND OTHER AUTHORIZATIONS, AND DIRECT
INVESTMENTS**

The President and the Treasurer, acting individually or jointly, as existing Association policies may require, shall have the continuing power to open bank accounts or broker accounts on behalf of the Association at such institutions as the President or Treasurer designate; and act as the authorized signatories on any of the said accounts; and

the President or Treasurer shall have the continuing power to direct the investments in said accounts, provided such investments are within existing Association policies and guidelines, if any. The Chief Financial Officer and the Chief Operating Officer of AAM shall have the continuing power to sign checks and such other documents as they may deem necessary to transfer funds among Association accounts and conduct ongoing business on behalf of the Association. **Motion Carried.**

Motion:

MOTION TO AUTHORIZE COLLECTION ACTIVITIES IN ARIZONA SMALL CLAIMS COURT

The President and the Treasurer, acting individually or jointly, shall, in addition to existing collection policies, have the continuing power to direct the Assistant Treasurer with respect to initiating actions in small claims court in the state of Arizona for the purpose of collecting any amounts due the Association from members, and to pursue any additional collection activities after obtaining a judgment rendered by a court of law. **Motion carried.**

- The painting of the clubhouse was discussed and Viola Lanam presented two bids: One from Blackbird Paint and one from DR Paint. Viola recommended DR Paint.

Motion:

Anna Ingram moved to put a clause in the painting contract to include a date of completion. Viola Lanam is to get a start date and impose a 10% penalty if the job is not completed on time. **Motion, as amended, carried to approve contract with D.R. Paint.**

- Bruce Martin petitioned the Board to review his application to become a member of the board. A discussion commenced to resend the motion to appoint Ted Dixon and Anna Ingram. Ted said it should be consistent across the board for procedures.

Motion:

Susan Loiselle mad a motion to appoint Bruce Martin and Mike Simpson to fill the vacant seats on the Board at Bellasera. **Motion carried** with four for and one objection by Ted Dixon.

There being no more business to discuss, the meeting was adjourned. The next meeting will be held on May 12, 2010 at 6:00 p.m.

Submitted by,



Dennis Carson, President

BELLASERA COMMUNITY ASSOCIATION, INC
7350 E. Ponte Bella Dr.
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www.AZbellasera.org

Special Meeting May 12, 2010

Board Members Present: Dennis Carson, Anne Chernis, Ted Dixon, Susan Loiselle, Mike Simpson

Board Members Absent: Anna Ingram

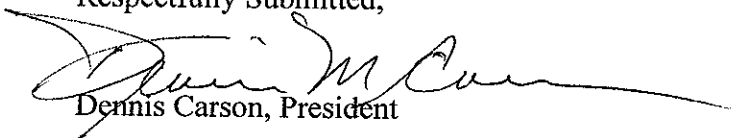
The meeting was called to order by Dennis Carson at 6:00 PM

This meeting focused on safety and security measures. Joe Carlon, an advisor to the board on safety and security policies and procedures, presented his findings. Our gate pass security is antiquated and cannot be updated. Joe recommended a "Quick Pass" system which includes cameras and keypads. The system would cost \$12,000 and \$2000 a month. The \$2000 a month would be offset by eliminating the guard position from 1am to 5am. This is Phase 1 of a two part recommendation. Phase 2 would be the installation of barrier gates at a cost of \$25,000 to \$28,000. The equipment for Phase 1 would be leased and operated by Quick Pass. There was a discussion and question and answer period followed by a presentation by Quick Pass. There was another question and answer period and more discussion.

Dennis Carson declared the presentation and discussion over and the board prepared to discuss the proposal. Joe Carlon remained to answer any questions the board might have. Board members and home owners discussed the proposal and asked more questions. Dennis Carson moved we accept the proposal with the caveat that we can decide not to eliminate the guards. Bruce Martin offered an amendment to the motion that said we should eliminate the guard from 1am to 5am. Dennis moved we implement the Phase 1 security measures recommended by Joe Carlon, the Safety and Security Advisor to Bellasera Community Association, which included the educational measures recommended to elevate community awareness and the Quick Pass Entry Management System, on such terms as the board shall determine, and eliminating the front gate manned guard hours from 1am to 5 am. The motion passed with Dennis, Susan, Bruce and Anne voting for it and Mike voting against.

The Meeting was adjourned at 8:30pm.

Respectfully Submitted,


Dennis Carson, President