

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

January 13, 2015 – 1:00 PM

MINUTES

Call to Order

- Richard Hoffman, President, called the meeting to order at 1:05 p.m. A quorum was present.

Members Present

- Richard Hoffman, President; David Reid, Treasurer and Craig Johnson, Director, Kirk Rimsnider, Secretary

Others Present

- Viola Lanam, Community Manager, and Sharon Foxworth, Office Administrator
- Three homeowners were present.

Questions from the Floor

- There was a question regarding putting rabbit fencing around the dog park and around the gate to keep rabbits out of the park. Four Peaks is to purchase the materials.
- The posts at the park need to be painted. DR Paint is to buy the materials for that.
- A question regarding the new trail was asked and if the company was to clean up what is discarded. Dennis Soeffner is to speak to Wallace Garden Trust and have them inspect the area after the work is done to ensure the area is cleaned up. It is also in the contract that the Wallace Garden Trust will repair the trail after any damage.

Approval of Minutes

- David Reid moved to approve the minutes from the December 16, 2014, meeting as submitted. **Minutes were unanimously approved.**

Nature Scape Landscaping

The landscaper, Albert Farinas, did not appear at the meeting to discuss why he cut the trees and other plants in the NAOS; therefore, David Reid moved to revoke all access into Bellasera to Albert Farinas and his landscaping company, Nature Scape Landscaping. **Motion Carried.** A letter is to be sent notifying the landscaper and the homeowner for whom he worked advising them of this action.

Treasurer and Budget & Finance:

- David Reid reviewed financials, operating income and the Budget and Finance report.

Modifications Committee:

- Four applications were received and approved.

Building and Grounds

- Richard Hoffman stated that corrective work has begun on the guardhouse due to damage from the last rain.
- A bid was received for the large planters at the back entrance. Viola is to get a check cut so they can move forward.
- The new chairman of the Building and Grounds committee is Bruce Martin.

Communications:

- None

Security Committee:

- Due to some accidents/incidents in the fitness center it was decided that instead of a camera in the fitness or moving the telephone from the lounge area that a plaque is to be placed on the wall by the defibrillator stating to dial 911 from the phone in the lounge. A second plaque is to be placed outside by the hot tub.

Community Manager:

- See the attached report.

President:

None

Old Business

- **Updated Transponder Rules**
 - This issue is ongoing

New Business:

- Richard Hoffman encouraged suggestions for a candidate to fill the vacancy on the Board.
- It was suggested to put the Bellasera flag at half mast when a person on the Board passes away. Viola Lanam stated that it does not meet federal regulations and is not allowed.
- Craig Johnson is to have an article in the newsletter reminding people to pick up after their dogs.

Adjournment

- There being no further business, the meeting was adjourned at 1:50 p.m. The next regular Board meetings will be held on February 26, and March 26, at 1:00 pm.

Respectfully submitted,



Sharon Foxworth
Recording Secretary

Attachments:

Community Manager's Report

MANAGEMENT REPORT

Bellasera Homeowners Association

Submitted by: Viola Lanam, Community Manager

1/12/2015

BOD Meeting Date: January 13, 2015

FINANCIAL:

- Reviewed and coded invoices for AP processing

VIOLATIONS:

- Inspections of community completed at intervals.

LANDSCAPE ITEMS/ISSUES:

MANAGER ACTION ITEMS:

- Attended the Building and Grounds Committee Meeting held on January 12th.
- Sharon and I inspected 160 homes for house number violations and 77 letters have been sent on this round of inspections.
- As there was a water leak in the guard house a proposal was requested from DR Paint to repair all cracks along top of parapet walls and paint to match, repair flashing around roof drain and apply elastomeric coating to flat section of roof and repair damaged section of drywall inside closet and repaint. Total cost is \$2,800 and work and materials are warranted for four years.
- A proposal was received from DR Paint for painting of the monuments at the entrance at Scottsdale Road, including the lettering and replacing of missing screws. This proposal also includes painting railings from the guard house up to Scottsdale Road and the stucco walls below the railings. Total cost is \$1,465 and all work and materials are warranted for four years.
- Also received a proposal from DR Paint to paint the posts at the tennis courts. They will be asked to re-bid this one.
- I received the statement from Phoenix Precast for the two large concrete pots to be located at the back gate and was advised that a crane will be needed to set them in place. Once, Phoenix Precast receives the check the pots will be manufactured with a time frame of 1-2 weeks.

UPCOMING:

- Erosion repairs on the walking trail
- Lone Mountain Trail
- Median Enhancement