

BELLASERA COMMUNITY ASSOCIATION
OPEN SESSION BOARD MEETING
Tuesday, January 14, 2020
2:00 PM
Bellasera Clubhouse

Meeting Minutes

Board Members Present: Dennis Carson, President
Joe Carlon, Vice President
Dennis Soeffner, Secretary
Carl Leroux, Director
Dave Reid, Treasurer

Board Members Absent: N/A

Others Present: Annette McCarthy, Area Manager, AAM

The Meeting was called to order at 2:03 pm by Dennis Carson and quorum was established.

Meeting Minute Approval: Dennis Carson made the motion to approve the December 9, 2019 Meeting Minutes with the amendment that Joe Carlon be listed as Vice President, not Director. Carl Leroux seconded the motion. The minutes were unanimously approved with the amendment.

Committee Reports:

Budget and Finance Committee – David Reid reported that the financials were reviewed and the committee saw no concerns. The 2020/2021 budget process is being discussed and will get underway in early 2020.

Building & Grounds – The agreement with Michael Frank for the asphalt maintenance was discussed. Joe Carlon motioned to approve the agreement and Dennis Soeffner seconded the motion. The Board voted unanimously to approve. Tom Saari also provided a fence painting update. The B&G committee inquired about some erosion along the sidewalk behind the clubhouse. Annette McCarthy will get a quote to make repairs from AAA Landscape.

Communications - N/A

Modifications – The Modifications committee requested that the Sherwin Williams paint schemes be removed entirely from the Design Guidelines since the approved color schemes for the exterior of homes are all Dunn Edwards paint schemes. Once this change has been made a current copy of the Design Guidelines should be posted on the Bellasera Website.

Advisory Reports:

Safety & Security – N/A

Fire Prevention – N/A

Board Items: The Board discussed the status of the 5 foot and 15 foot fire break clearance project. Since a proposal has not been provided by AAA, the board decided to identify the "hot spots" and provide that to AAA for a quote.

The Board discussed the Facilities Policy updates to include adding a 7 day reservation lead time for courts, a clear definition of Community vs. Private events,, making the patio and hallway non-exclusive for private events, and Pickle ball signage with rules requiring composite paddles. It was reported the Pickle ball signs are already installed.

The Board further discussed the Janitorial contract and Landscaping contract. Annette McCarthy was asked to put an RFP together for both contracts and provide to the Board for approval. The Cox contract was also reviewed.

Next Meeting: The next Open Session meeting will be held on February 26, 2020 at 1:00 pm.

Adjourned: 3:25 p.m.