

**BELLASERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING
Wednesday, January 17, 2018 1:00pm
MEETING MINUTES**

Meeting was called to order promptly at 1:00pm

Attendees:

Richard Hoffman
Dave Reid
Craig Johnson
Dennis Carson

Absent:

None

Guests:

Paul Rippens

The minutes from the December 21, 2017 BOD meeting were unanimously approved

There were no guest comments or questions.

Reports

- Treasurer
- Budget and Finance
 - A budget planning meeting is scheduled for January 30
- Modifications
 - 2 applications for paint change were reviewed and approved
 - Discussion of and request to review the welcome pkg regarding sign off on reading the governing documents – LF to bring to Feb. meeting
 - Solar panel installation request – H/O completed installation prior to committee approval, send \$100 fine letter to H/O for failure to get final approval. HOA cannot deny placement of solar panels, but does have other authority regarding panes colors, reflectivity etc.
- Building and Grounds
 - A/C units
 - Recommendation to purchase two (2) JCI units.
 - Resolution to approve the purchase of 2 A/C units from JCI with the authority of the BOD President to expand to a 10 year warranty

versus a 5 year warranty and to approve the service agreement.
Approved unanimously

- Lighting inspections
 - Will take place end of January.
 - Re-check of lighting to take place end of February.
 - The modification committee offered changes to the design guidelines for new lighting specifications.
- Mistletoe remediation –
 - LF to request a 3 year proposal for common areas, including replacement costs (and specifics, size etc.).
 - Second article for newsletter prior to common area mistletoe removal.
 - Dave proposed using funds in H/O equity account to pay for the work
- Communications
 - Paul Rippens was approved as a new member of the Communications committee
- Security
- Community Manager
 - Report attached
- President

Old Business

- Committee recruitment
 - Introduce all committee chairs and ask for a 2 minute overview of the committee at the Annual Meeting
 - Security Committee – recommendation to make Joe Carlon the Security & Safety Advisor and end the Security - Dennis to prepare a resolution for the February meeting

New Business

- Pickleball and Bocci discussion
 - We need a very specific and detailed proposal (Dennis C. to bring to Feb BOD meeting) including expected costs
 - LF to set up a site visit
 - LF to check with AAM as to how to add this to the ballot, including a pros and cons page
 - Bocci – LF to get specifics for court sizes, lines, maintenance etc.
- Transponders
 - Dennis C. to circulate a revised resolution for transponder rules with updated dates, costs, annual fees etc.
- Solar policy
 - Dennis and Richard to review the proposed solar policy from our attorneys
- Annual meeting
 - Date set for Sunday, April 29th at 2:00pm at the Bellasera Clubhouse
- Request for a Bellasera Facebook page

- LF to administer; Paul to assist, subject to further review, notice to go in to Feb. newsletter

Next meeting date:

February 28, 2018

Meeting adjourned at 3:07pm

Respectfully submitted by:

Laurie Forte
Community Manager, Bellasera