

BELLASERA
BOARD OF DIRECTORS REGULAR MEETING
Wednesday, January 19, 2022
MINUTES

Call to Order, Quorum, Meeting Protocol

Richard Hoffman called the meeting to order at 12:57pm. With four Board members present, quorum was established.

Board Member(s) Present: Richard Hoffman, Dennis Soeffner, Joseph Carlon, James Ragborg

AAM Present: Pamela Nunnelly

Recording Secretary: Denise Guest

Richard Hoffman announced Dennis Carson's resignation from the Board.

Approve minutes from December 30, 2021 BOD meeting

Joseph Carlon made a motion to approve the meeting minutes as submitted. Dennis Soeffner seconded the motion. All in favor, motion carried.

Member Comments and Questions

The following item was discussed - security. All questions/comments were addressed.

Reports

- ↪ **Treasurer** - James Ragborg provided an update.
- ↪ **Budget and Finance** – didn't meet
- ↪ **Modifications** - Joseph Carlon provided an update.
- ↪ **Building and Grounds** – Tom on the Committee updated those in attendance with a brief overview of ongoing items.
- ↪ **Communications** – nothing to report.
- ↪ **Security** - Joseph Carlon provided a brief update.
- ↪ **Community Manager** - Pamela Nunnelly provided an overview of ongoing projects, inspections, and common areas, among other items.
- ↪ **President** – Richard Hoffman provided an update on Mr. Davis' incident.

Old Business

- ↪ Roof Replacement Update – Engineer's Assessment: Pamela Nunnelly provided a brief update.

New Business

- Pool Deck Bids – The Board unanimously deferred action until additional bids are received.
 - DR Paint Proposal
 - Titan Painting Proposal
 - Southwest Painting Proposal
- Annual Election of Directors/Annual Meeting – Timing/Electronic Voting – The Board unanimously chose 4/24/22 for the meeting.
- Update Spending Policy – Richard Hoffman made a motion to adopt the policy and carried unanimously.
- Mailbox for 12-Acre Homeowner – No motion was made. The Board offered a mailbox. Pamela is checking if the community has an extra.

Richard Hoffman declared a vacancy on the Board.

James Ragborg made a motion to appoint Dave Wiley to the Board and carried unanimously.

Next meeting date: February 15, 2022

Adjournment

With no further business, Richard Hoffman adjourned the meeting at 1:58pm.

Respectfully Submitted by,

Denise Guest

Denise Guest

Recording Secretary on Behalf of the Board of Directors