

**BELLASERA COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS REGULAR MEETING  
Monday, January 21, 2019 MINUTES**

**Meeting called to order at 10:00am**

**Attendees:**

Dennis Carson  
Dave Reid  
Joe Carlon  
Dennis Soeffner  
Laurie Forte

**Absent:**

None

**Guests:**

Dennis Dracup  
Paul Rippens

**Approval of meeting minutes:**

- Joe C. motioned the approval of the minutes from December 18, 2018 BOD meeting, a second by Dennis S., the minutes were unanimously approved.

**Member comments & questions**

- None

**Reports**

- Budget and Finance
  - Draft budgets will be brought to the BOD meetings in Feb. and March
  - Laurie to break-out lump fitness center equipment for reserve budget w/ replacement schedule
- Modifications
  - There was one (1) applications processed this month.
- Building and Grounds
  - Reviewed assets scheduled for repair/replacement for reserve budget
- Communications
  - Emily Shriver has resigned from this committee
  - Request by BOD to see if newsletters can be “searchable” on the AZ Bellasera website
- Community Manager
  - Report attached

- AAM proposal for 3 year schedule was presented. BOD wants this to be taken to the B&F committee for discussion
- President
  - No report

### **Old Business**

- View fence. The BOD recommends view fence painting in the 2020/2021 budget year.
  - Dennis Soeffner to head up this project
  - BOD wants a **STRONG** communications strategy, beginning with the Feb 2019 newsletter; each month following and plans for an insert with quarterly statements prior
  - Start getting bids in July 2019
  - Laurie to research past project specifications for BOD review. Talk to Mike Ruotolo
  - Dennis to bring a more detailed project timeline
- Dave presented a draft of the budget process for the BOD to review. Discuss in Feb.

### **New Business**

- Annual meeting date is set for Sunday April 28<sup>th</sup> at 2:00pm
- Budget to be approved at March BOD meeting
- Front entrance lighting year round was discussed. Laurie to talk to vendor. Laurie to talk with AAA about more up lights and take to B&G committee in February.
- John Mattox was approved as a new B&G committee member and Mary Moore was approved as a new B&F committee member

### **Future meeting dates:**

Wednesday, February 20, 2019 at 1:00pm  
 Wednesday, March 20, 2019 at 1:00pm  
 Annual meeting Sunday, April 28, 2019

Meeting was adjourned at 11:00am