

BELLASERA
BOARD OF DIRECTORS REGULAR MEETING
Thursday, January 26, 2023
MINUTES

Call to Order, Quorum, Meeting Protocol

Richard Hoffman called the meeting to order at 12:56pm. With all five Board members present, quorum was established.

Board Member(s) Present: Richard Hoffman, Joseph Carlon, James Ragborg, Tom Saari, Dave Wyllie

AAM Present: Pamela Nunnely, Assistant Community Manager

Recording Secretary: Denise Guest via Zoom

Approve Minutes from December 15, 2022 BOD meeting

The Board unanimously approved the minutes as submitted.

Member Comments and Questions

None

Reports

- **Treasurer** – James Ragborg provided an update.
- **Budget and Finance** – same as above.
- **Modifications** – Joseph Carlon reported there were no applications.
- **Building and Grounds** – The building and grounds committee provided updates on community items.
- **Communications** – nothing to report.
- **Security** – Joseph Carlon gave a brief update.
- **Community Manager** – Pamela provided an overview of community completed and upcoming projects.
- **President** – Richard Hoffman updated there has been no litigation on parking.

Old Business

- Irrigation Proposals – James Ragborg made a motion to approve Pro Outdoor for the front of the community. Tom Saari seconded the motion. All in favor, motion carried.
 - Pro Outdoor Services
 - Back to Nature
 - ♣ Lone Mtn
 - ♣ Scottsdale Rd

New Business

- ↪ Mustang Electric – Replace bad GFI's. PointBella Entrance – The Board unanimously approved the proposal.
- ↪ 2023-24 Reserve Budget Projects – James Ragborg made a motion to approve the projects with adding the irrigation and recharacterizing Lone Mountain cleanup to fire mitigation bringing the totals to \$347,000. Dave Wyllie seconded the motion and carried 4 to 1 as Tom Saari was against.
- ↪ Monument Lighting – The Board unanimously approved the Mustang Electric proposal.
 - Valley Handyman Proposal
 - Mustang Electric Proposal
- ↪ Tentative Date for Annual Meeting – The meeting was set for 4/16 @ 2pm.

Next meeting date: February 16, 2023 @ 1pm

Adjournment

With no further business, Richard Hoffman adjourned the meeting at 2:31pm.

Respectfully Submitted by,

Denise Guest

Denise Guest

Recording Secretary on Behalf of the Board of Directors