

**BELLASERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
Bellasera Community Clubhouse
7350 E. Ponte Bella Drive, Scottsdale Arizona, 85266**

October 17, 2013 – 3:00 PM

MINUTES

Members Present

- Richard Hoffman, President; Gregg Dittoe, Vice President; Craig Johnson, Director; Dennis Corbett, Secretary.

Members Absent:

- Joe Pruess, Treasurer

Others Present

- Viola Lanam, Community Manager, and Sharon Foxworth, Office Administrator
- Two homeowner were present

Call to Order

- Richard Hoffman, President, called the meeting to order at 3:02 p.m. A quorum was present.
Richard asked the audience if they had any questions but there were none.

Approval of Minutes

- Gregg Dittoe moved to approve the minutes from the September 26, 2013, regular meeting. **Minutes were unanimously approved.**

Treasurer:

- None

Budget and Finance:

- Marilyn Lillienfeld stated that a representative from Chase would attend the next meeting of the Budget & Finance committee to focus on Bellasera's investments in light of the economy.
- The Reserve Committee gave Bellasera information on the view fence.

Modifications Committee:

- Dennis Corbett stated the committee reviewed and processed several applications at the last meeting.

Building and Grounds Report

- Richard Hoffman requested before and after pictures from the companies that gave bids on landscaping the front entrance.

Communications:

- Craig Johnson stated that notices were sent out regarding the over seeding of the dog park and grassy area and on the sidewalk and curb repair.

Security Committee:

- Nothing to report.

Community Manager:

- See the attached report.

President:

Richard stated a discovery request is to be served to the plaintiff in the lawsuit. There will be more to report at a later date.

Old Business

- There was a discussion with Verizon to negotiate a contract for the cell tower installation regarding placement and income to Bellasera and to determine if there will be one or two towers plus a generator.
- Gregg Dittoe will draft a response to Verizon regarding the proposal.

New Business

- None

Adjournment

- There being no further business, the meeting was adjourned at 3:53 p.m. The next regular Board meeting will be held on November 21, 2013, at 3:00 pm.

Respectfully submitted,



Sharon Foxworth
Recording Secretary

Attachments:
Community Manager's Report

MANAGEMENT REPORT

Bellasera Homeowners Association

Submitted by: Viola Lanam, Community Manager
10/16/2013

BOD Meeting Date: October 17, 2013

FINANCIAL:

- Reviewed and coded invoices for AP processing
- Prepared MTD and YTD variance reports

VIOLATIONS:

- Inspections of community completed at intervals.

LANDSCAPE ITEMS/ISSUES:

- 5' Perimeter wall cleanup is in process and latest map is attached.
- Scalping of the turf area at the club house and the dog park has been completed and over-seeding will be completed October 17th.

MANAGER ACTION ITEMS:

- Attended the Building and Grounds Committee meeting.
- The street study survey as provided by Frank Civil Engineering was received; however, the cost of repairs and replacement were not included. The completed report is expected within the next two weeks.
- A draft of the 2012-2013 YE review by Butler Hansen is expected to be received shortly.
- Sidewalk panel and curb replacement is scheduled for October 22nd, 23rd and 24th.
- Sprit Lighting is expecting to place the holiday lights the third week in November.
- The new HVAC unit at the gate house has been installed.
- Painting of the interior of the gate house is scheduled for next week.
- Miscellaneous repairs were made as needed, i.e. gutters were sealed around the club house.
- Sharon and I both continue to field phone calls and e-mails from homeowners.

UPCOMING:

- Stucco wall repair and painting.
- Erosion repairs on the walking trail