

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

October 20, 2014 – 1:00 PM

MINUTES

Call to Order

- Richard Hoffman, President, called the meeting to order at 1:05 p.m. A quorum was present.

Members Present

- Richard Hoffman, President; Gregg Dittoe, Vice President; David Reid, Treasurer and Craig Johnson, Director
- David Reid moved to nominate Kurt Rimsnider to fill the vacant position on the Board. **Motion Carried.**
- Richard Hoffman moved to nominate Kurt to serve as chairman of the Modification Committee. **Motion Carried.**
- Richard asked the audience if they had any questions.

Questions from the Floor

- A homeowner questioned the Noise Policy of not allowing cable and internet vendors into Bellasera on Sundays since they work inside the house and do not make noise.
- David Reid moved to amend the Noise Policy to allow utility companies into Bellasera on Sundays and Holidays to include Cox, Century Link, Verizon and Direct TV. **Motion carried.**

Others Present

- Viola Lanam, Community Manager, and Sharon Foxworth, Office Administrator
- Three homeowners were present.

Approval of Minutes

- Richard Hoffman moved to approve the minutes from the September 10, 2014, meeting as submitted. **Minutes were unanimously approved.**

Appeal:

A homeowner appealed the Board's decision regarding keeping her dog off of Bellasera streets. The Board will review and discuss at the Executive Meeting immediately following the regular meeting.

Treasurer and Budget & Finance:

- David Reid reviewed financials and the Budget and Finance report. Also 13 homeowners have not paid the charge for the rabbit fence removal and replacement. Reminder letters are to be sent.

Modifications Committee:

- Craig Johnson reported that two applications were received and approved. The time of the meeting was moved to the second Tuesday of each month at noon.

Building and Grounds

- Gregg Dittoe discussed:
 - The hiking trail details are still being worked on. The trail is expected to be complete by the end of the year or possibly January.
 - The Christmas lighting will be done in November. The cost was reduced to \$3,400.
 - Planters are to be placed at the back gate as an extension of the median that is in place.
 - The replacement of the mailbox bulletin boards are in work. Also, Viola is to check to cost to replace the mailboxes also.
 - Richard moved to purchase an additional bench for the dog park. **Motion carried.**

Communications:

- The cork on the mailbox bulletin boards is to be replaced.
- The road clean up was October 25 with four people participating.

Security Committee:

- None

Modification Committee:

The modification committee minutes will be corrected to show the description of project, the lot number and whether or not the application was approved.

Community Manager:

- See the attached report.

President:

None

Old Business

- **Lone Mountain Trail Update:**
 - The hiking trail is still being worked on and is expected to be completed by the end of the year or possibly January.
- **Re-configure Doors to Pool Area:**
 - The swing of the doors in the clubhouse was changed to meet the specifications from Maricopa County Environmental Health Code.
- **Road Study Meeting Date:**
 - The attendees of the road study meeting that is to be held on November 7th should be the chairman of Building and Grounds and two members, the chairman of Budget and Finance and three members.

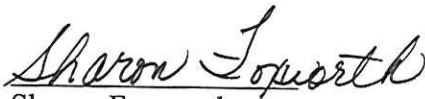
New Business:

- **Purchase Dumb bells & Rack – Denied**
- **Purchase Fitness Ball Tree – Approved**
- **Trainers that charge for classes are required to carry 1M personal liability under their homeowner policy.**

Adjournment

- There being no further business, Craig Johnson moved to adjourn and the meeting was adjourned at 2:39 p.m. The next regular Board meeting will be held on November 20, 2014, at 1:00 pm.

Respectfully submitted,



Sharon Foxworth
Recording Secretary

Attachments:
Community Manager's Report

MANAGEMENT REPORT

Bellaser Homeowners Association

Submitted by: Viola Lanam, Community Manager

10/18/2014

BOD Meeting Date: October 20, 2014

FINANCIAL:

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

VIOLATIONS:

- Inspections of community completed at intervals.

LANDSCAPE ITEMS/ISSUES:

- Tree pruning has been completed.
- Over-seeding scheduled has been completed.
- Annual flowers have been planted.
- Four Peaks has taken care of any over growth at the trail heads.

MANAGER ACTION ITEMS:

- Prepared a committee package for the Building and Grounds Meeting October 14th. It was determined that the next meeting will be focused on the reserve items to verify if replacement dates are correct.
- The water fountain that was located by the doors going into the pool area has been moved to the wall between the men and women's locker rooms.
- Azteca Glass is scheduled for Thursday, October 30th to re-configure the doors to the pool area.
- A bench will be purchased to match the other "bone" benches for the dog park.
- The spa filter has been replaced.
- We are working on replacing the bulletin boards at all the mailboxes.
- Tried to handle Sharon's position when she was on vacation. Office hours for the time frame was 8:30 – 12:30.

UPCOMING:

- Erosion repairs on the walking trail
- Lone Mountain Trail
- Median Enhancement
- Extension of Median at Rear Exit