

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

October 22, 2015 – 1:00 PM

MINUTES

Call to Order

- Richard Hoffman, President, called the meeting to order at 1:00 p.m. A quorum was present.

Members Present

- Richard Hoffman, President; David Reid, Treasurer; Director, Kirk Rimsnider, Secretary and Guy Yates, Vice President

Members Absent

- Craig Johnson, Director

Others Present

- Viola Lanam, Community Manager, Sharon Foxworth, Office Assistant and one homeowner

Questions from the Floor

- None

Approval of Minutes

- Kirk Rimsnider moved to approve the minutes from the September 24, 2015, meeting as submitted. **Minutes were unanimously approved.**

Treasurer and Budget & Finance:

- David Reid reviewed the financial statement, budget and operating expenses and the investment guidelines.

Modifications Committee:

- Eight applications were submitted and seven were approved.
- The lots in the community were inspected by the Community Manager to determine what lots should add a tree per the Design Guidelines for their size lot. The Modification Committee further inspected and determined that only two out of the 14 lots inspected needed another tree. Sharon will note in their files and send a second letter to the two that should add a tree.

Building and Grounds

- The Building and Grounds Committee recommended Albright Pools as the new pool service. We will keep the current service for 30 days. Viola mentioned that temporarily the current pool service did a good job with the last service and chemical treatment. The

board decided to table the issue of changing the pool service until the next board meeting to see if the current pool service continues doing a better job.

- The homeowner brought to the B&G committee that the NAOS behind 7601 E. Balao is draining into the homeowner's back yard. Michael Frank Engineering it to look at the situation and give a proposal to correct the drainage flow.
- Sunbelt gave a proposal to refresh the granite around the community along with Four Peaks. Viola is to obtain another bid to use $\frac{3}{4}$ inch instead of $\frac{1}{2}$ inch.
- A real estate agent is using the Bellasera trademark and Viola is to have our attorney contact the agent.
- Chuck Roach, Dennis Soeffner and Guy Yates recommend to upgrade and modify the trails and to order trail signs to indicate the change.
- They will create a new trail map.
- **NOTE:** The minutes are to reflect that the sense of the board is they agree to minimally update the trails and order signs.

Communications:

- None.

Security Committee:

- The Security Committee meeting is scheduled for November 5th at 10:00 A.M

President:

- Richard is to call the City of Scottsdale to see if they approved the trees that were planted in the NAOS at Balao to replace the ones that were cut down by the homeowner.

Community Manager:

- See the attached report.

Old Business

- Road Project: Viola covered the Road Project in her Community Management Report.
- Verizon Cell Phone Tower Resolution: The meeting went well.
 - Richard Hoffman moved to accept the resolution for change of use from NAOS to common area for the cell tower placement. Guy Yates seconded it. The Resolution. **Motion Carried.**
 - The notice will be mailed to the homeowners on October 26th for their feedback. They have until November 25th to object. If there is less than 10% that object then the board will finalize the lease with Verizon.
- Revised Investment Policy:
 - Still unresolved

New Business:

- Pool service vendor – on hold
- New Violation Letter
 - David Reid moved to approve the revised Courtesy Violation letter. Kirk Rinsnider seconded it. **Motion Carried.**

Adjournment

- There being no further business, the meeting was adjourned at 2:25 p.m.
- The next Board meeting will be held on Tuesday, November 24, 2015, at 1:00 P.M.

Respectfully submitted,

Sharon Foxworth

Sharon Foxworth
Recording Secretary

Attachments:

Community Manager's Report

MANAGEMENT REPORT

Bellasera Homeowners Association

Submitted by: Viola Lanam, Community Manager

October 22, 2015

FINANCIAL:

- Reviewed and coded invoices for AP processing
- Completed September 2015 MTD and YTD Variance reports

VIOLATIONS:

- Inspections of community completed at intervals.

LANDSCAPE ITEMS/ISSUES:

- Over-seeding of the green belt has been completed.

MANAGER ACTION ITEMS:

- Attended the Building and Grounds Committee meeting on October 14th.
 - Acquired three proposals for weekly maintenance of the pool
 - Acquired three proposals for refreshment of granite – the proposals will be revised for installation of ¾" granite in lieu of ½".
- I met with Michael Frank and Tyler Ware of Frank Civil Consulting, and John Flores of Cactus Asphalt on Monday, October 19th. Staging for the project will be in the community center parking lot.
- An e-mail blast was sent to the homeowners on Tuesday, October 20th regarding the road project.
- Building and Grounds Committee members conducted a night inspection for landscape and garage lights. Violation letters were mailed to 80 homeowners.
- Mustang Electric conducted an inspection of the community lighting and he also conducted a night time inspection. Some of the issues found are:
 - He replaced 47 bulbs, reset three GFCI outlets for transformers.
 - Lights at the north end of Corva were replaced with LED bulbs. Connections were also repaired.
 - The transformer was replaced at the "T" at Pointe Bella and Corva.
 - Ballast and lamps in the parking lot were replaced.
- Sharon and I drove through the community after the "town hall" meeting and found that on 76th Street between Visao and Pasaro is very dark. An e-mail was sent to the Building and Grounds Committee and reflectors will be added to the median.
- The pool was closed for one day to perform a chemical treatment for algae.
- The drains in both restrooms were clogged and were cleaned out by Omega Star Plumbing.
- The handicapped shower in the men's restroom cracked and was leaking to the outside of the building. Omega Star Plumbing reviewed the issue and is providing a proposal for repair.

UPCOMING:

- Erosion repairs on the walking trail
- Median Enhancement