

**BELLASERA
BOARD OF DIRECTORS REGULAR MEETING
Thursday, October 21, 2021
MINUTES**

Call to Order, Quorum, Meeting Protocol

Richard Hoffman called the meeting to order at 12:58pm. With four Board members present, quorum was established.

Board Member(s) Present: Richard Hoffman, Dennis Soeffner, Joseph Carlon, James Ragborg

AAM Present: Pamela Nunnelly

Recording Secretary: Denise Guest

Approve minutes from September 22, 2021 BOD meeting

James Ragborg made a motion to approve the meeting minutes and carried unanimously.

Member Comments and Questions

There was a homeowner in attendance and asked about the ballots . All questions/comments were addressed.

Reports

Treasurer - James Ragborg updated the Board.

Budget and Finance - none

Modification - Joseph Carlon updated the Board.

Building and Grounds - Dennis Soeffner updated the Board with a brief overview of ongoing items.

Communication - Richard Hoffman updated the Board.

Security - Joseph Carlon provided a brief overview.

Community Manager - Pamela Nunnelly provided an overview of ongoing projects such as ACR visit for ceiling and gate company visit, among other items.

President - none

Old Business

- Capital Improvement - Survey Update: James Ragborg provided an update on the votes received thus far.
- Roof Replacement Proposals: Richard Hoffman updated the Board.

New Business

- Lighting Inspections - James Ragborg is conducting inspections and gave an update.
- Bulk Trash - an e-blast will be sent out as a reminder.

- Welcome Back Event - James Ragborg made a motion to co-sponsor the event for January 2022 (exact date TBD) at \$700. Joseph Carlon seconded the motion. All in favor, motion carried.
- Emergency Entry Scottsdale Fire and Pool Gate Exit - The Board discussed and provided updates.

Next meeting date: November 23, 2021

Adjournment

With no further business, Richard Hoffman adjourned the meeting at 1:42pm.

Respectfully Submitted by,

Denise Guest

Denise Guest

Recording Secretary on Behalf of the Board of Directors