

**BELLASERA  
BOARD OF DIRECTORS REGULAR MEETING  
Monday, October 24, 2022  
MINUTES**

**Call to Order, Quorum, Meeting Protocol**

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

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

AAM Present: Pamela Nunnely, Assistant Community Manager

Recording Secretary: Denise Guest via Zoom

**Approve Minutes from September 22, 2022 BOD meeting**

The Board unanimously approved the minutes as submitted.

**Member Comments and Questions**

None

**Reports**

- ↪ **Treasurer** – James Ragborg reported the audit was completed by Butler and Hansen.
- ↪ **Budget and Finance** – same as above.
- ↪ **Modifications** – Joseph Carlon reported there were no submittals.
- ↪ **Building and Grounds** – The building and grounds committee provided updates on community items.
- ↪ **Communications** – Richard Hoffman reported the newsletter will go out by the end of the month.
- ↪ **Security** – Joseph Carlon reported the previous company was terminated immediately and Anderson Security was able to start right away.
- ↪ **Community Manager** – Pamela reported inspections are being conducted tomorrow and there are no outstanding projects.
- ↪ **President** – nothing to report.

**Old Business**

- ↪ **Fowler Revised Proposal – Fountain Pump** – Tom Saari made a motion to accept the proposal. Dave Wyllie seconded the motion and carried 4 to 1 as James Ragborg was against.

### **New Business**

- Building & Grounds New Application – John Smith – Richard Hoffman made a motion to approve the new applicant. Tom Saari seconded the motion. All in favor, motion carried.
- Renco – Roof Vent Proposal – Dave Wyllie made a motion to approve the proposal for \$2903. Richard Hoffman seconded the motion. All in favor, motion carried.
- New Security Company – Anderson Security – This item was discussed in reports.

**Next meeting date:** November 17, 2022 @ 1pm

### **Adjournment**

With no further business, Richard Hoffman adjourned the meeting at 1:43pm.

Respectfully Submitted by,

**Denise Guest**

Denise Guest

Recording Secretary on Behalf of the Board of Directors