

**BELLASERA COMMUNITY ASSOCIATION**  
**Board of Directors Meeting**  
**General Session**

7350 E. Ponte Bella Rd.  
Scottsdale, AZ 85266

October 29, 2020  
1:00pm

**CALL TO ORDER**

Richard Hoffman called the meeting to order at 1:00pm. Quorum met.

**BOARD PRESENT:** Richard Hoffman-President; Dennis Carson-Vice President  
James Ragborg-Treasurer; Joe Carlon, Director and Dennis Soeffner-Secretary

**AAM PRESENT:** Pamela Nunnally, Assistant Community Manager and Jennifer Lundmark, Director-Special Services (via phone)

**PREVIOUS MEETING MINUTES**

Motion WAS MADE to approve the September 23, 2020 General Board Meeting minutes with changes, SECONDED. Motion passed unanimously.

**Franks Road Consultant-** Michael Franks was present to provide information and answer questions regarding reconstruction vs. overlay in the community,

**REPORTS**

**Treasurer - James Ragborg**

- JP Mortgage CD November 19<sup>th</sup>, 2 maturing this month- 1 year ladder

**Budget and Finance – James Ragborg**

- AAM not able to change the assessment letter

**Modifications – Joe Carlon:** There we a couple of submittals that were approved. Annual Inspections- Paint to start Nov 4th

**Building & Grounds – Thomas Saari:** To be discussed in New Business

**Communications** –Nothing to report

**Security** – Nothing to report

**Manager’s Report** – Report provided in packet.

**President Report** – Nothing to report

**OLD BUSINESS**

Cox Update: Jim Ragborg informed the 5 yr contract is in place, and there are changes in the service level. The Board agreed to bring in the internet consultant.

**NEW BUSINESS**

- a. **Reserve Executive Summary-** The Board reviewed the line items expected to require attention. Gravel replacement and landscape lighting will need to be added. Richard and Jim will meet with DJ w/ Association Reserves

- b. **Back to Nature Proposals- Tree Trimming**- Motion WAS MADE to approve the proposal from Back to Nature for \$11,835.00, SECONDED. Motion passed 4-1 vote. Building & Grounds to oversee to make sure completed.
- c. **Sunbelt- Granite Proposal**- The proposal for \$15,291.00 was reviewed and approved for year one areas.
- d. **Mustang Electric-Emergency Shut Off for Spa**- Discussed under pool resurfacing
- e. **Hang'em High- Holiday Light Bid**- Motion was made to accept the proposal for \$5,287.92, Pamela to try to get an additional 10%, SECONDED. Motion passed unanimously.
- f. **Clubhouse Event Room Use**- Board discussed and agreed to events with 10 people or less, waiver must be signed.
- g. **Ultimate Lighting Proposal**- The Board tabled to the next meeting for more information
- h. **Pool Resurfacing & Repair Bids**- Building & Grounds to review and compare the bids and bring the recommendations back to the Board at the November meeting.
- i. **Sauna and indoor showers**- No action taken
- j. **Outdoor Fireplace use**- No action taken

#### **NEXT MEETING**

November 24, 2020 at 2:30pm.

#### **ADJOURNMENT**

There being no further business to discuss, Richard Hoffman adjourned the meeting at 2:45pm.

Respectfully submitted by,

*Tracy Peroni*

Tracy Peroni

On behalf of the Bellasera Board of Directors