

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

**November 20, 2014 – 1:00 PM**

**MINUTES**

**Call to Order**

- Richard Hoffman, President, called the meeting to order at 1:03 p.m. A quorum was present.

**Members Present**

- Richard Hoffman, President; Gregg Dittoe, Vice President; David Reid, Treasurer and Craig Johnson, Director

**Members Absent:**

- Kirk Rimsnider, Secretary

**Questions from the Floor**

- There were no questions

**Others Present**

- Viola Lanam, Community Manager, and Sharon Foxworth, Office Administrator
- One homeowner was present.
- Mike DiNino from LaBarre Oksnee Insurance Company

**Approval of Minutes**

- Gregg Dittoe moved to approve the minutes from the October 20, 2014, meeting as submitted. **Minutes were unanimously approved.**

**Presentation:**

- Mike DiNino, LaBarre Oksnee Insurance, gave a presentation to compare coverage with three companies.

**Treasurer and Budget & Finance:**

- David Reid reviewed financials and the Budget and Finance report.

**Modifications Committee:**

- Only one application was received and approved. In order to have more information regarding the homes that submitted applications and their result, it was suggested to include the addresses and lot numbers but place it on the website with the directory where it can only be accessed with a password. The board agreed.

**Building and Grounds**

- Gregg Dittoe discussed:
  - There will be a combined meeting of the Building & Grounds and Budget & Finance committees in December to review the reserves.
  - Standardization of pavers for the dog park memorials was discussed.

**Communications:**

- Craig stated that pictures of the staff and guards would be in the December newsletter.

**Security Committee:**

- There are issues of residents removing the stickers and placing them on new vehicles without notifying the office. Viola is to speak to the guards and advise them to send the resident to the office when they are asked about removing the sticker.

**Community Manager:**

- See the attached report.

**President:**

None

**Old Business**

- **Rules & Regulations for Memorial Pavers for the Dog Park:**
  - Dan Bradley constructed the rules and regulations and presented to the board. The board conditionally approved the regulations pending the final draft.
- **Resolution for Ad Hoc Committee for Road Review:**
  - The resolution is pending nomination of committee members.
  - The Ad Hoc meeting date is scheduled for December 15, 2014, at 1:00 pm.

**New Business:**

- **Installation of Large Planters at Lone Mountain Gate:**
  - Viola gave description of planters and cost. She is to get input from Four Peaks regarding what vegetation to install.
  - Gregg Dittoe suggested the newsletter include pictures and explanations of the planters explaining the planters are to deter illegal entry through the exit gate.

**Adjournment**

- There being no further business, the meeting was adjourned at 2:30 p.m. The next regular Board meeting will be held on December 16, 2014, at 1:00 pm.

Respectfully submitted,



Sharon Foxworth  
Recording Secretary

Attachments:

Community Manager's Report

## **MANAGEMENT REPORT**

### **Bellasera Homeowners Association**

Submitted by: Viola Lanam, Community Manager

11/18/2014

BOD Meeting Date: November 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:**

### **MANAGER ACTION ITEMS:**

- Prepared a committee package for the Building and Grounds Meeting November 11th.
- The Building & Grounds Committee focused on reviewing the reserve assets scheduled for replacement for fiscal years 2014/2015, 2015/2016, and 2016/2017. The determination made on each item by the B&G members will be sent to Don Bowman.
- It was the consensus of the B&G to install large planters at the rear gate in lieu of extending the median itself.
- The building of the Lone Mountain trail will begin the first or second week of January. The walking trail along Lone Mountain Rd. requires some extensive repair. Richard Hoffman will discuss that with the trail builder in January. In the mean-time some areas that are in need of immediate attention will be identified by Bruce Martin.
- Azteca Glass re-configured the doors to the pool area. Since that time Maricopa Environmental completed a pool inspection on November 10th. It was noted on the inspection report that the clubhouse doors have been updated to current Maricopa County code requirements. Two sets of double doors open away from enclosure and are self-closing and self-latching from all open positions. One set of double doors leading from gym to pool enclosure has been permanently sealed off.
- Contacted Darrin Barnard at Chase Bank for the bank statements required. Sharon picked them up and e-mailed to the Staff Accountant. It took us three days to obtain what AAM required to complete the financials.
- The Christmas lights were installed on November 18<sup>th</sup>.
- The "bone" bench for the dog park was delivered by Phoenix Precast on Tuesday, November 18th. Dan Bradley was notified and he advised them where to place the bench.
- J & K Postal Works reviewed and checked all of the mailboxes and found 10 parcel locker boxes that need replacing; total cost will be \$500. This work will be completed by the end of the month.

### **UPCOMING:**

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