

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

**November 24, 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, Guy Yates, Vice President and Craig Johnson, Director

**Members Absent**

- Kirk Rimsnider, Secretary, called in

**Others Present**

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

**Questions from the Floor**

- Daniel Visconti made suggestions for placement of the Verizon cell tower other than in Bellasera.

**Appeal**

- Ellen Thompson made an appeal to the board to keep a security sign attached to the community view fence. The appeal was denied but fine will be waived.

**Approval of Minutes**

- After changes were made to the minutes of October 22, 2015, Craig Johnson moved to approve the minutes. Guy Yates seconded the motion. **Minutes were unanimously approved.**

**Treasurer and Budget & Finance:**

- David Reid reviewed the financial statement, budget and operating expenses.
- David reviewed the cost of road repair and granite for common area.
- He will call a joint meeting with the Building and Grounds committee and the Budget and Finance committee in January.
- Marilyn, Guy, Harold, Bruce, Viola and David are to review the financials ahead of time
- David Reid made a motion to change from Chase to Fidelity as the custodian of Bellasera's Reserve Fund. **Motion carried.**

**Modifications Committee:**

- No Report.

### Building and Grounds

- Guy Yates moved to approve All Brite Pools as the new vendor. **Motion carried.**
- The night light inspections are complete.
- Viola is to obtain another bid to repair the men's shower.
- The area behind 7601 E. Balao Dr. was reviewed regarding water coming in yard. However, no water was coming in yard but it did have ruts where the water lines flow. It is not getting worse but need to keep an eye on it.
- Trail repairs are getting done. Repairs should be completed by December 5<sup>th</sup>.

### Communications:

- The highway cleanup on October 24<sup>th</sup> was successful. Eight people volunteered.
- Suggested a survey for the community to give input into committees on how to improve the community. This will be continued at the December meeting.

### Security Committee:

- Viola Lanam is to obtain proposals from other security companies to replace Securitas.

### President:

- Richard discussed how to handle the vote regarding the Verizon cell tower. It was decided to not pursue a ballot from the community.
- An announcement regarding the results of the vote will be placed in the newsletter.

### Community Manager:

- See the attached report.

### Old Business

- Richard moved to accept the policy revision for the use of the Common area and recreational facilities effective January 1, 2016. Guy Yates seconded the motion. **Motion carried.**
- Richard moved to approve the Revised Violation Policy effective January 1, 2016. Craig Johnson seconded the motion. **Motion carried.**

### New Business:

- Richard moved to get additional railings for culvert areas. **Motion carried.**
- Guy Yates moved to approve ¾ inch granite one inch deep according to the map and to approve Sunbelt as the vendor. **Motion carried.**
- Men's shower repair – Viola to obtain another proposal.

### Adjournment

- The next Budget and Finance meeting will be held on Friday, December 18<sup>th</sup> at 10:00 a.m.
- The next Board meeting will be held on Friday, December 18<sup>th</sup> at 1:00 p.m.
- There being no further business, the meeting was adjourned at 2:55 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

November 24, 2015

#### **FINANCIAL:**

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

#### **VIOLATIONS:**

- Inspections of community completed at intervals.

#### **LANDSCAPE ITEMS/ISSUES:**

#### **MANAGER ACTION ITEMS:**

- Attended the Building and Grounds Committee meeting on November 11<sup>th</sup>.
- The Building and Grounds Committee made a motion to recommend that Sunbelts proposal to refresh the granite near the clubhouse and in the medians from Scottsdale Road to Ponte Bella be accepted.
- Attended the Budget and Finance Committee meeting on November 19<sup>th</sup>.
- I met with Michael Frank regarding an erosion issue behind homes near 7601.
- The handicapped shower in the men's restroom cracked and is leaking to the outside of the building. Omega Star Plumbing provided a proposal for the repair/remodel. Tile will be broken during the repair and cannot be matched and therefore the vendor is recommending a total remodel.
- Tyler Ware contacted me on November 19<sup>th</sup> with an update. The crack fill and sealing was not completed as of that date; one more day is required. The drainage corrections were completed. Tyler did a walk through with John Flores of Cactus Asphalt and he approved 7 of the corrections with 8 that were not done to his satisfaction.
- A proposal is included with the Board package for installation of additional railings where there is now a 12-14" drop from the sidewalk due to the drainage corrections.
- Preventative maintenance was performed on the HVAC units.
- Reflectors were installed at 76<sup>th</sup> Street between Viaso and Pasaro and six on the median just as you enter the Lone Mountain gate.
- Trail markers and decals were ordered and received.
- The Christmas lights are installed.
- A ballot was mailed to all homeowners regarding the cell tower proposal.
- The real estate mailing that was using Bellasera's logo has been forwarded to the Attorney.

#### **UPCOMING:**

- Erosion repairs on the walking trail
- Median Enhancement