

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

November 29, 2012 – 2:00 PM

MINUTES

Members Present

- Gregg Dittoe, President; Richard Hoffman, Vice President, Joe Pruess, Treasurer, and Ed Szkardnik, Secretary
- Absent: Craig Johnson, Director

Others Present

- Viola Lanam, Community Manager; Sharon Foxworth, Administrative Assistant
- Homeowners present: Ten homeowners were in attendance.

Call to Order

- Gregg Dittoe, President, called the meeting to order at 2:04 p.m. A quorum was present.

Approval of Minutes

- Richard Hoffman moved to approve the minutes from the August 30, 2012, regular meeting as submitted. **Minutes were unanimously approved.**
- Richard Hoffman moved to modify the minutes from the November 20, 2012, Special Meeting to state “the President is authorized to approve any incidental amount above the contract up to his \$4,000 spending limit.” Richard then moved to approve the minutes as modified. **Minutes were unanimously approved.**

Committee Reports

- There were no committee reports due to allowing enough time to discuss the new business.

President’s Report

- Gregg Dittoe reported that the road resealing issues were almost resolved and the next time we have the streets sealed he suggested that large barriers be put across the road to deter driving on the newly sealed street.
- Gregg Dittoe encouraged the homeowners to ask questions regarding the dog park, roads and the facilities policy.

Homeowner Questions

- Will the blue and yellow reflectors be cleaned and/or replaced?
- Yes, Sunland will clean the reflectors and the missing yellow reflectors will be replaced by our maintenance company.

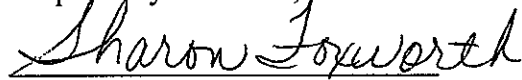
New Business

- Demolition is to begin on Tuesday, December 4, 2012, on the dog park.
- Richard Hoffman explained the process of changing the CC&Rs.
- Richard Hoffman reviewed the facilities policies regarding the use of fobs for short term use by the family of owners in Bellasera. He recommended adopting a renters policy similar to TerraVita's to have the family of residents pay a deposit.
- Richard Hoffman will amend the fine policy, violation policy and dog park policy and bring to the next meeting for review.
- Gregg Dittoe mentioned the speeding issue in Bellasera. Viola Lanam will review options for using a company with an officer to use a radar gun.

Adjournment

- The next meeting will be on December 20, 2012, at 2:00 pm. There being no further business, the meeting was adjourned at 3:44 p.m.

Respectfully submitted,



Sharon Foxworth
Recording Secretary