

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

November 6, 2019 – 10:30 AM

MINUTES

Call to Order

- Dennis Carson, President, called the meeting to order at 10:30 a.m. A quorum was present.

Members Present

- Dennis Carson, David Reid, Joseph Carlon, Dennis Soeffner and Carl Leroux

Others Present

- Annette McCarthy
- Members of the Community

Open comments

A number of community residents expressed their concerns about the reduction of hours a security officer is present to man the gatehouse on Saturday and Sunday evenings. The comments focused primarily on the lack of transparency involved in the BOD decision, the expectation that a guard would be present and how this might affect property values and the inconvenience weekend visitors . Dennis Carson explained that the change will be reviewed as actual data becomes available.

Approval of Minutes

- Upon motion duly made and seconded the June 19, 2019 Special Minutes were unanimously approved.
- Upon motion duly made and seconded the June 19, 2019 Regular meeting Minutes were unanimously approved.

Committee Reports

- The Committee Representatives each made a report.

Community Manager's Report

- The Community Manager reported

New Business.

- The Board discussed the financial information that needs to be delivered to the Finance committee each month. After a motion duly made and seconded, the following Resolution was unanimously approved.

• **RESOLVED,**

A. Each month, AAM shall prepare for Bellasera Community Association a FINANCIAL PACKAGE for the prior period consisting of the following statements/following:

- 1. Balance Sheet**
- 2. Budget Comparison Statement**
- 3. General Ledger**
- 4. Check Register with Detail**
- 5. A Delinquency Report with aging detail (including names individual homeowners) with charge code summary**
- 6. AP Detail Accrual**
- 7. Prepaid Report with charge code summary**
- 8. Bank Reconciliation Expanded Summary Consolidated (including the Mutual of Omaha Bank statement and a copy of the Fidelity Investment Report**
- 9. Allowance for Bad Debts**
- 10. Prepaid Expense Schedule**
- 11. Collection fees payable report**
- 12. Accrued Expense Report**
- 13. Accrued Income Tax Report**
- 14. Deferred Assessments Report**
- 15. A copy of the PBJ Account Status Report**
- 16. A Year to Date Variance Report for the end of the prior monthly period**
- 17. AP Check Register with Detail with supporting attachments for each check**

B. The FINANCIAL PACKAGE shall be delivered by email each month on or before the 3rd Tuesday of each month.

C. The email distribution list shall include

- 1. Each member of the Board**
- 2. The AAM manager for Bellasera Community Association**
- 3. Each member of the Finance Committee**

D. The AAM Manager shall attend or be available by telephone at all meetings of the Finance Committee

Adjournment

There being no further business, the meeting was adjourned. The next regular Board meeting will be held on December 9,, 2019 at 1:00 pm.

Secretary