

**BELLASERA  
BOARD OF DIRECTORS REGULAR MEETING  
Thursday, December 15, 2022  
MINUTES**

**Call to Order, Quorum, Meeting Protocol**

Richard Hoffman called the meeting to order at 12:59pm. With all five Board members present, quorum was established.

Board Member(s) Present: Richard Hoffman, Joseph Carlon, James Ragborg, Tom Saari, Dave Wyllie

AAM Present: Pamela Nunnely, Assistant Community Manager

Recording Secretary: Denise Guest via Zoom

**Approve Minutes from November 17, 2022 BOD meeting**

Tom Saari made a motion to approve the minutes as submitted. Joseph Carlon seconded the motion. All in favor, motion carried.

**Member Comments and Questions**

The following item(s) were discussed and addressed: communications.

Board President waived fee for homeowner.

**Reports**

- ↪ **Treasurer** – James Ragborg provided an update.
- ↪ **Budget and Finance** – same as above.
- ↪ **Modifications** – Joseph Carlon provided a brief update.
- ↪ **Building and Grounds** – The building and grounds committee provided updates on community items.
- ↪ **Communications** – Richard Hoffman reported a brief overview of some reminders in the newsletter.
- ↪ **Security** – Joseph Carlon gave a brief update.
- ↪ **Community Manager** – Pamela provided an overview of community projects.
- ↪ **President** – nothing to report.

**Old Business**

**New Business**

- ↪ Irrigation Proposals: PointeBella to Corva and 7<sup>th</sup> Steet – This item has been tabled.
  - Pro Outdoor Services
  - Back to Nature

- ↪ BTN Proposal to replace flowers with plants – front of community center due to javelina eating flowers – This item has been tabled.
- ↪ Information on tennis/ pickleball online reservations – Tennis booking going out of business:
  - Play by Point
  - Reserve My Court
  - Court Reserve

This item was discussed. No action taken.

- ↪ Carefree Floors proposal to repair crack in the Event Room floor or glue tiles – The Board unanimously decided to move forward with the repair.

**Next meeting date:** January 26, 2023 @ 1pm

**Adjournment**

With no further business, Richard Hoffman adjourned the meeting at 2:07pm.

Respectfully Submitted by,

**Denise Guest**

Denise Guest

Recording Secretary on Behalf of the Board of Directors