

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

December 16, 2014 – 1:00 PM

MINUTES

Call to Order

- Richard Hoffman, President, called the meeting to order at 1:05 p.m. A quorum was present.

Members Present

- Richard Hoffman, President; David Reid, Treasurer and Craig Johnson, Director, Kirk Rimsnider, Secretary
-

Members Absent:

Gregg Dittoe, Vice President

Questions from the Floor

- There were no questions

Others Present

- Viola Lanam, Community Manager, and Sharon Foxworth, Office Administrator
- One homeowner was present.
- Steve Klask, Assurant

Approval of Minutes

- Richard Hoffman moved to approve the minutes from the November 20, 2014, meeting as submitted. **Minutes were unanimously approved.**

Presentation:

- Steve Klask of Assurant Insurance gave a presentation regarding insurance to cover homeowner delinquencies.

Treasurer and Budget & Finance:

- David Reid reviewed financials and the Budget and Finance report. He also discussed the combined meeting of the Budget and Finance and the Building and Grounds.

Modifications Committee:

- Only one application was received and approved.

Building and Grounds

- Richard Hoffman announced that he would act as the chairman of the Building and Grounds committee during Gregg's absence.
- Richard and Dennis Soeffner are to meet with the trail builder this weekend. The work is to start in January and should take about two weeks. The contractor will also look at the other trail sites to see how they can be better enhanced.

Communications:

- Craig stated that mailboxes had been repaired and the bulletin boards are to be ordered. Jamie Garcia is to polish the mailboxes.

Security Committee:

- Richard discussed the updated transponder rules.
- A second camera at the front gate for security was discussed.

Community Manager:

- See the attached report.

President:

None

Old Business

- **Rules & Regulations for Memorial Pavers for the Dog Park:**
 - David Reid moved to approve the guidelines for the pavers as prepared by Dan Bradley. Craig Johnson, seconded the motion. All approved. **Motion Carried.**
- **Resolution for Ad Hoc Committee for Road Review:**
 - The chairman of the Ad Hoc committee for the Road Study is Mike Ruotolo.

New Business:

- **Updated Transponder Rules:**
 - **Transfer/Use of transponders from listed vehicle to another vehicle:**
 - **First offense: Warning Letter**
 - **Second Offense: Suspension of all Transponders in household for 30 days.**
 - **Third Offense and any Subsequent Offense: Suspension of all transponders of authorized holders in household for 180 days.**
 - **Transfer/use of transponder from listed vehicle to another vehicle owned/leased by Unauthorized holder/guests/invitees**
 - **First Offense: Suspension of all transponders of authorized holder(s) in household for 30 days.**
 - **Second Offense: Suspension of all transponders of authorized holder(s) in household for 180 days.**
- **Camera for Front Gate**
 - **There was discussion regarding the need for a camera at the resident entrance at the front gate to record license plate numbers for security purposes in the event of the need for verification. David Reid moved that a camera be purchased and all agreed. Motion Carried.**

Adjournment

- There being no further business, the meeting was adjourned at 2:10 p.m. The next regular Board meeting will be held on January 13, 2015, at 1:00 pm.

Respectfully submitted,

Sharon Foxworth

Sharon Foxworth
Recording Secretary

Attachments:

Community Manager's Report

MANAGEMENT REPORT

Bellasera Homeowners Association

Submitted by: Viola Lanam, Community Manager

12/12/2014

BOD Meeting Date: December 16, 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:

- Neglected to attend the Building and Grounds Committee meeting as I thought we were not have one due to the joint meeting with Budget and Finance.
- Attended the joint B&G and B&F meeting held November 10th.
- Darrin Barnard at Chase Bank must have corrected the mailing issue to AAM as I was not asked to obtain the November statements.
- 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.
- A picture of the large planters that will be installed at the rear gate will be included in the January newsletter.
- The repairs on the parcel boxes at the mailboxes have been completed.
- DR Paint is preparing the proposal for the front monuments, light poles at tennis courts and tennis court fence posts.

UPCOMING:

- Erosion repairs on the walking trail
- Lone Mountain Trail
- Median Enhancement