

**BELLASERA COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS REGULAR MEETING  
Tuesday, December 18, 2018 MINUTES**

**Meeting called to order at 1:05pm**

**Attendees:**

Dennis Carson  
Dave Reid  
Joe Carlon  
Dennis Soeffner

**Absent:**

None

**Guests:**

No guests were present

**Approval of meeting minutes:**

- Dennis S. motioned the approval of the minutes from November 28, 2018 BOD meeting, a second by Joe C., the minutes were unanimously approved with noted corrections

**Member comments & questions**

- None

**Reports**

- Budget and Finance
  - No report
- Modifications
  - There were two (1) applications processed this month.
  - Dave presented revised design guidelines. No action is necessary
- Building and Grounds
  - Will begin work on reserve budget with Community mgr. in January
- Communications
  - No report
  - Request by BOD to see if newsletters can be “searchable” on the AZ Bellasera website
- Community Manager
  - Report attached
  - BOD requested that suggestion box items be presented in Mgr’s monthly report
- President

- There was a motion to accept the resignation of Marilyn Lillienfeld from the BOD. Motion unanimously approved with a Thank you to Marilyn for her service to Bellasera.
- There was a motion made for Dave Reid to take the position of Treasurer. Motion was unanimously approved.
- President updated the BOD on the property in Bellasera that is in foreclosure.
- President brought concerns of a problematic tenant in Bellasera. Discussion was had as to what (if anything) can be done to terminate the lease.

### **Old Business**

- Capital Improvement fee discussion was had. BOD recommended that this item NOT be presented at the Annual meeting, but as a separate item at a different time to be voted on by the community. Dave Reid will take lead of this project.
- Motion to approve the newly re-written courtesy notice was made by Dennis C. and unanimously approved.

### **New Business**

- View fence discussion is being tabled
- Proposed motion to amend the spending authority. Motion made to approve new Project management and spending
- Board vacancy – tabled until next month
- Review of committee structure/organization is tabled until next month. Joe to review.
- Signing of holiday cards was done

### **Future meeting dates:**

Monday, January 21 2019 at 10:00am

Meeting was adjourned at 3:00pm