

Bellasera Community Association

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BOARD OF DIRECTORS MEETING: OPEN SESSION

December 30, 2021, 1:00PM

Board of Directors Meetings are scheduled for the Board to conduct Association business and this is accomplished through a process of discussion, deliberation, and decision-making. Homeowner questions, comments, concerns and opinions are important to the Board and the homeowners in attendance should have an opportunity to be heard in this process. In order to ensure that all comments are heard, the Board has the authority to place reasonable time restrictions on those wanting to be heard, per ARS 33-1804 / 33-1248. The Board may not act on items brought forth in the Homeowner Forum but can set them for a future agenda item. Please know that prior to the Board taking a formal action on an item under discussion, the homeowners will have an opportunity to give their opinion.

OPEN SESSION MINUTES

Board Members Present: Richard Hoffman, Dennis Soeffner, Joseph Carlon, James Ragborg, Dennis Carson

Management Present: Pamela Nunnely, Community Manager

Recording Secretary: Denise Guest

Call to Order – Richard called the meeting to order at 1:00pm. With five Board members present, quorum was established.

At this point, homeowner Mr. Lamb made a point of order regarding Dennis Carson.

Approve minutes from November 23, 2021 BOD meeting – Joseph Carlon made a motion to approve the minutes as submitted. Dennis Soeffner seconded the motion. All in favor, motion carried.

Member Comments and Questions – none

Reports

- Treasurer – James Ragborg provided a brief update.
- Budget and Finance – James Ragborg provided a brief update.
- Modifications – Joseph Carlon provided an update; committee met, nothing to report.
- Building and Grounds – Dennis Soeffner provided updates regarding flag, sound system, roof, and pool.
- Communications – Richard provided updates regarding newsletter coming out and new date for Welcome Back Event (3/20).
- Security – Joseph Carlon provided an update.
- Community Manager – Pamela provided updates regarding the bid for back to nature, flag, community inspections, and sound system.
- President – nothing to report.

Old Business

- Roof Replacement Update – Joseph Carlon made a motion to approve the proposal. James Ragborg seconded the motion. All in favor, motion carried.
- Damage on Perola Cul-de-sac from Contractor for Davis House – The Board unanimously decided to get a bid from back to nature, bid for pressure washing, Richard will reach out to Davis and contractor.



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New Business

- Walk in beach tiles – This item has been tabled to get additional bids.
- Pool Deck & Spa- Patching/Recaulking Cracks and Paint Touch-up – This item has been tabled to get additional bids.
- New Inspection Policy & Guidelines – Joseph Carlon made a motion to adopt the policy. Dennis Carson seconded the motion. All in favor, motion carried. The Board would like to revise letter further.
- DR Paint – Paint & Patch Proposal – This item has been tabled to get additional bids.

Next meeting date: January 19, 2022 @ 1pm

Adjournment – With no further business, Richard adjourned the meeting at 1:49pm.

Respectfully Submitted By,

Denise Guest

Denise Guest

Recording Secretary on Behalf of the Board of Directors



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