

**BELLASERA**  
**BOARD OF DIRECTORS REGULAR MEETING**  
**Tuesday, February 15, 2022**  
**MINUTES**

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

Richard Hoffman called the meeting to order at 12:55pm. With five Board members present, quorum was established.

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

AAM Present: Pamela Nunnely, Community Manager

Recording Secretary: Denise Guest

**Approve minutes from January 19, 2022 BOD meeting**

The Board unanimously approved the minutes with the following changes - correction to Dave Wyllie's last name and adding Mr. Lamb's point of order which was denied by Richard Hoffman.

**Member Comments and Questions**

The following item was discussed – Mr. Lamb made a point of order about rule 5. All questions/comments were addressed.

**Reports**

- ↪ **Treasurer** - James Ragborg provided an update.
- ↪ **Budget and Finance** – same as above.
- ↪ **Modifications** - didn't meet.
- ↪ **Building and Grounds** – Bruce provided an update on enhancement ideas for the trails.
- ↪ **Communications** – Richard Hoffman provided a brief update.
- ↪ **Security** - Joseph Carlon provided an update.
- ↪ **Community Manager** - Pamela Nunnely provided an overview of ongoing projects, inspections, and common areas, among other items.
- ↪ **President** – Richard Hoffman provided an update on records retention.

**Old Business**

- ↪ Roof Replacement Update – Engineer's Assessment: Building & Grounds to get updated bids and produce a recommendation for the Board.



Recording Secretary on Behalf of the Board of Directors