

**BELLASERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING
Wednesday, February 20, 2019 MINUTES**

Meeting called to order at 1:00pm

Attendees:

Dennis Carson
Dave Reid
Joe Carlon
Dennis Soeffner
Laurie Forte

Absent:

None

Guests:

Patti Pardi
Annette McCarthy

Approval of meeting minutes:

- Dave R. motioned the approval of the minutes from January 21, 2019 BOD meeting, a second by Joe C., the minutes were unanimously approved with corrections.

RESOLVED:

The minutes of the January 21, 2019 meeting of the Board of Directors are approved.

Member comments & questions

- None

Reports

- Budget and Finance
 - Draft budgets were discussed; next draft will be brought to the March BOD meeting for more detailed discussions.
the process is going very smoothly
- Modifications
 - There was one (1) applications processed this month.
 - The MOD committee needs a formal restatement of the design guidelines that will also need to be updated on our web site
- Building and Grounds
 - The B&G committee made its reserve spending recommendations to the B&F committee.

- The committee will be working with Dennis S. on the view fence repainting project next year
- Communications
 - No meeting was held this month
- Community Manager
 - Report attached
 - Question regarding the temp of the pool. There was a motion to decrease the pool temp to 82 from the current 84 degrees. Dave R. made the motion, Joe C. seconded the motion and it was unanimously approved. The BOD also requested that a electric usage report be reviewed specifically for the pool
- President
 - The vicious dog issue has been resolved.

Old Business

- View fence.
 - Dennis Soeffner is heading up this project with help from the B&G committee
 - Dennis to bring a more detailed project timeline
- Dave shared that the budget process is going smoothly and that he will bring the latest draft to the next BOD meeting for a more detailed review/discussion
- Joe brought his research regarding committees and their charters. It was asked that each committee review their charter's to make sure they all are consistent. They may also add language sure as ' plus whatever the board asks ...'
 - Joe asked that a formal resolution be presented at the April BOD meeting
- Annual meeting has been set for April 28 at 2:00pm. The 60 day letter will go out at the end of this month with 2 opening's on the BOD, Both Joe and Dennis C. will asking to be re-elected for an additional 2 years

New Business

- Dave attended a training session at AAM regarding reserve studies and finances – Dave gave it rave reviews!
- Joe brought a list of fitness center equipment and dates of purchase (if available), detailed discussion and proposed asset replacement to be discussed in March.
- BOD gave the ok for Laurie to get quotes on time and fixture replacement for the outdoor shower.

Future meeting dates:

Wednesday, March 20, 2019 at 1:00pm
 Annual meeting Sunday, April 28, 2019 at 2:00pm

Meeting was adjourned at 2:00pm