

**BELLASERA COMMUNITY ASSOCIATION**  
**Board of Directors Meeting**  
**General Session**

7350 E. Ponte Bella Rd.  
Scottsdale, AZ 85266

February 24, 2021  
1:00pm

**CALL TO ORDER**

Richard Hoffman called the meeting to order at 1:00pm. Quorum met.

**BOARD PRESENT:** Richard Hoffman-President; Dennis Carson-Vice President; James Ragborg-Treasurer; Joe Carlon, Director and Dennis Soeffner-Secretary

**AAM PRESENT:** Pamela Nunnely, Assistant Community Manager and Jennifer Lundmark, Director-Special Services (via phone)

**PREVIOUS MEETING MINUTES**

Motion WAS MADE to approve the January 14, 2021 minutes as presented, SECONDED. Motion passed unanimously

**MEMBER COMMENTS AND QUESTIONS**

No questions

**REPORTS**

**Treasurer - James Ragborg**

- 1 CD due in early March, going to roll into money market.
- Budget will be approved at the Annual Meeting

**Budget and Finance – James Ragborg**

- Capital Improvements/Transfer Fee- Amendment to CC&R's will be discussed under old business.

**Modifications – Joe Carlon:** There was 6 submittals received. Light inspection completed and letters will be going out. Design Guideline changes have been made.

**Building & Grounds – Thomas Saari:** Will be meeting with a solar company to see if solar is feasible at the clubhouse and parking spaces.

**Communications** – Articles on the trails and pictures of the signs and pool will be sent.

**Security** – Guard has been chosen to replace Jared.

**Manager's Report** – Pamela provided report

**President Report** – Will discuss under the agenda items.

**OLD BUSINESS**

- a. **Facebook Page-** Privacy issue with account created, will be removed. A private group page has been created.
- b. **Guardhouse Update-** Pamela is waiting on a bid from the engineer. Changing the height sign to be a priority.
- c. **Capital Improvements/Transfer-Amendment to CC&R's** – The Board has approved going forward with presenting to homeowners. The committee will have a proposal for selling points/presentations for the Board to review at the March meeting.

**NEW BUSINESS**

- a. **Annual Meeting/Date/Ballot-** Board elections will be scheduled for April 30, 2021. Annual Meeting date

- to be determined.
- b. **12-Acre Parcel**- The Board would like for Richard to go forward with a surveyor, have Back to Nature move the boulders, Building & Grounds to get the cost to put up a fence, and AAM to get the cost for posts filled in with concrete. Owner will need to attend the next meeting.
  - c. **Lone Mountain Trail Update**- No Trespassing signs have been put up.
  - d. **Design Guidelines Amended**- Tabled to the March meeting to review.
  - e. **Security Update**- Quick Pass can wire the smart camera at the back gate to activate the phone so the front gate will be able to open. Board approved cost of \$2,000.00 for labor and \$80.00 a month.
  - f. **Pool Update**- Pool completion has been delayed for two weeks.
  - g. **Resignation of Jill Wyllie**- No action taken
  - h. **Building & Grounds Committee Application**-The Board moved to appoint Jeanne Horvath to the committee.

#### **NEXT MEETING**

March 17, 2021 at 1:00pm.

#### **ADJOURNMENT**

There being no further business to discuss, Richard Hoffman adjourned the meeting at 2:41pm.

Respectfully submitted by,

*Tracy Peroni*

Tracy Peroni

On behalf of the Bellasera Board of Directors