

**BELLASERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
Bellasera Community Clubhouse
7350 E. Ponte Bella Drive, Scottsdale Arizona, 85266**

February 25, 2016 – 1:00 PM

MINUTES

Call to Order

- Richard Hoffman, President, called the meeting to order at 1:00 p.m. A quorum was present.

Members Present

- Richard Hoffman, President; David Reid, Treasurer and Craig Johnson, Director, Kirk Rimsnider, Secretary and Guy Yates, Vice President

Questions from the Floor

- There were no questions

Others Present

- Viola Lanam, Community Manager, and Sharon Foxworth, Office Administrator

Approval of Minutes

- Kirk Rimsnider moved to approve the minutes from the January 21, 2016, meeting as submitted. **Minutes were unanimously approved.**

Treasurer and Budget & Finance:

- David Reid reviewed financials and the Budget and Finance report.
- The audit is complete

Modifications Committee:

- Six applications were submitted, four were approved and two were approved with stipulations.

Building and Grounds

- Guy Yates stated the Reserve Study was complete and was sent to the Budget and Finance Committee.
- The resurface of the tennis courts may need to be addressed in 2016. The Building and Grounds Committee will gather information on how to proceed.
- New Tennis Reservation system was reviewed.
- Cars are being parked in the cul-de-sec on Balao by people using the trail. The Building and Grounds Committee will look at how to handle this situation.
- There are some residents that are concerned about sidewalk drop off. Guy reviewed the situation and that is how all sidewalks are made so no need to do anything different.

Communications:

- Craig Johnson stated that Community Survey was emailed to all homeowners.

Security Committee:

- Richard Hoffman stated that a camera was suggested to be installed at the back gate for better coverage. It will be discussed at a later meeting.

Community Manager:

- See the attached report.

President:

- Richard Hoffman spoke with Verizon and asked them to hold off on an improved proposal until after the Annual Meeting.

Old Business

- None.

New Business:

- Craig Johnson moved to approve the new tennis booking system. David Reid seconded the motion. **Motion Carried.** Sharon is to get with the company to set up the system.
- Candidate night will be held at 7:00 pm March 23rd in the clubhouse.
- Kirk Rimsnider submitted his resignation to be effective immediately.

Adjournment

- There being no further business, the meeting was adjourned at 1:50p.m. The next regular Board meeting will be held on March 24th, at 1:00 pm.

Respectfully submitted,



Sharon Foxworth
Recording Secretary

Attachments:

Community Manager's Report

MANAGEMENT REPORT

Bellasera Homeowners Association

Submitted by: Viola Lanam, Community Manager

February 23, 2016

FINANCIAL:

- Reviewed and coded invoices for AP processing
- Completed January 2016 MTD and YTD Variance reports

VIOLATIONS:

- Inspections of community completed at intervals.

LANDSCAPE ITEMS/ISSUES:

MANAGER ACTION ITEMS:

- Attended the Building and Grounds Committee meeting on February 9th.
- Presented the preliminary budget to the Budget & Finance Committee on February 17th.
- Attended the joint meeting of B&G, B&F and the Board regarding the road study on February 19th. Michael Frank discussed what was done this year and answered questions and advised the members of what should be done for the upcoming fiscal year.
- I still have several vendors to contact to complete the preliminary budget.
- Proposals for landscaping have been received from Four-Peaks, AAA Landscape and Caretaker.
- Roof re-coating proposals have been received from DR Paint, TrueBuilt Construction. I am waiting for one from Renco Roofing.
- Requested a proposal from DR Paint for painting of railings and vehicle gates.
- Steel Creations is anticipating installation of railings toward the end of February or first part of March.
- Seven stops signs have been replaced.
- The tennis ball machine was cleaned and repaired as it had built-up from the fuzz on the balls and wasn't operating correctly.
- Several kick stands for the doors in the clubhouse were replaced or repaired.
- More transponder stickers were ordered. A minimum order is 250.
- All Bright Pool and Spa has re-grouted the tile around the upper edge of the pool. The pool steps were repaired/and or replaced. The spa motor that operates the jets was repaired. He will be making repairs to the beach entrance of the pool shortly.
- The proposal to update the reserve study has been forwarded to Association Reserves.

UPCOMING:

- Granite Enhancement